



## 2/9 BIGWOOD PLACE GOULBURN NSW 2580

Prepared on 30th June 2023

**BLUE CHIP SUPER PTY**

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# Your Property

2/9 BIGWOOD PLACE GOULBURN NSW 2580

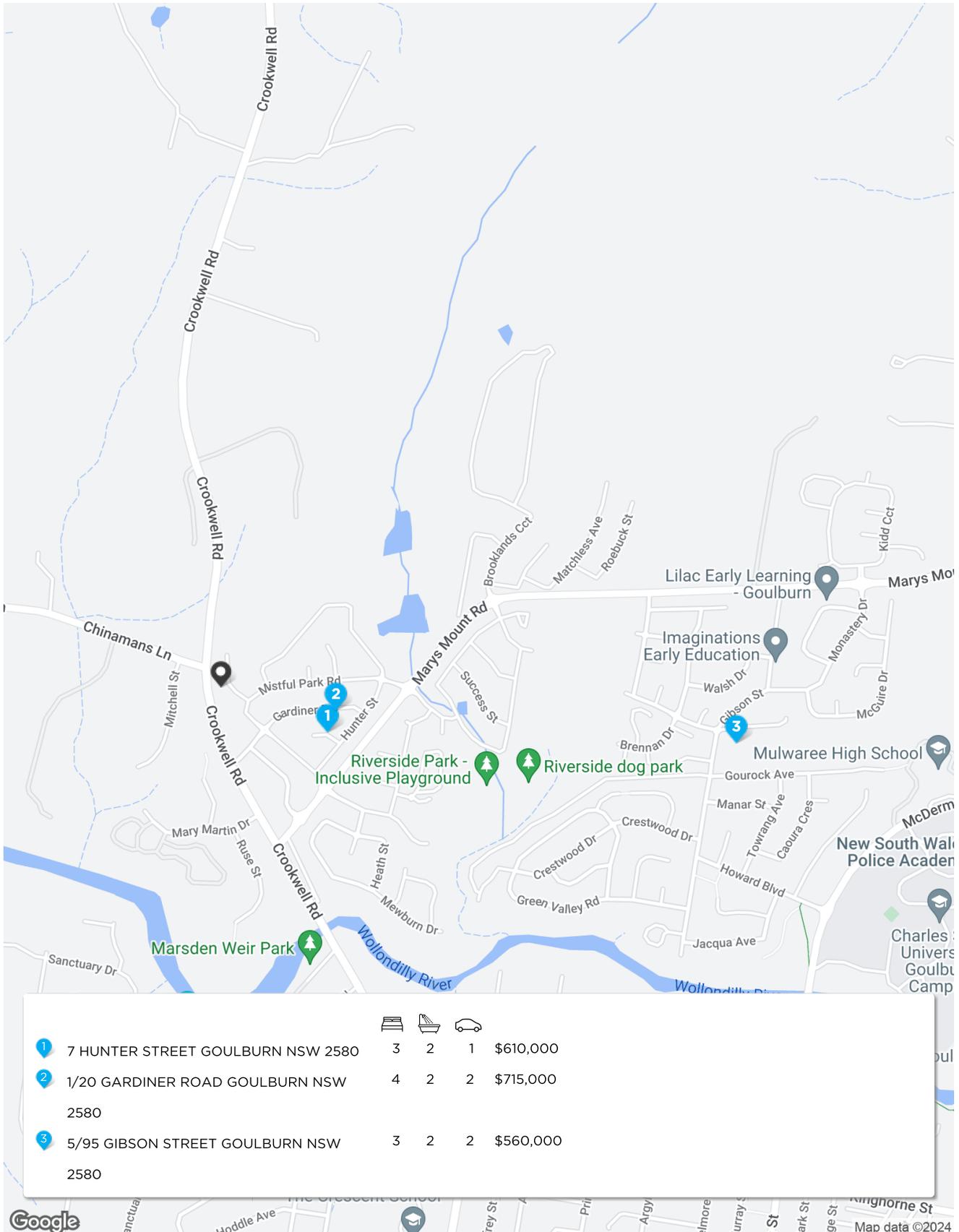
-  1  -  533m<sup>2</sup>  132m<sup>2</sup> 



## Your Property History

30 Jun, 2017 - Sold for \$435,000

# Comparables Map: Sales



\* This data point was edited by the author of this CMA and has not been verified by CoreLogic

# Comparable Sales

**1** 7 HUNTER STREET GOULBURN NSW 2580

	🏠 3 🚿 2 🚗 1 📏 389m <sup>2</sup> 📏 122m <sup>2</sup> Year Built 2019 DOM 350 Sold Date 24-Nov-23 Distance 0.38km First Listing \$649,000 Last Listing \$649,000	<b>Sold Price</b> <b>\$610,000</b>
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**2** 1/20 GARDINER ROAD GOULBURN NSW 2580

	🏠 4 🚿 2 🚗 2 📏 496m <sup>2</sup> 📏 171m <sup>2</sup> Year Built 2016 DOM - Sold Date 10-Nov-23 Distance 0.38km First Listing - Last Listing -	<b>Sold Price</b> <b>\$715,000</b>
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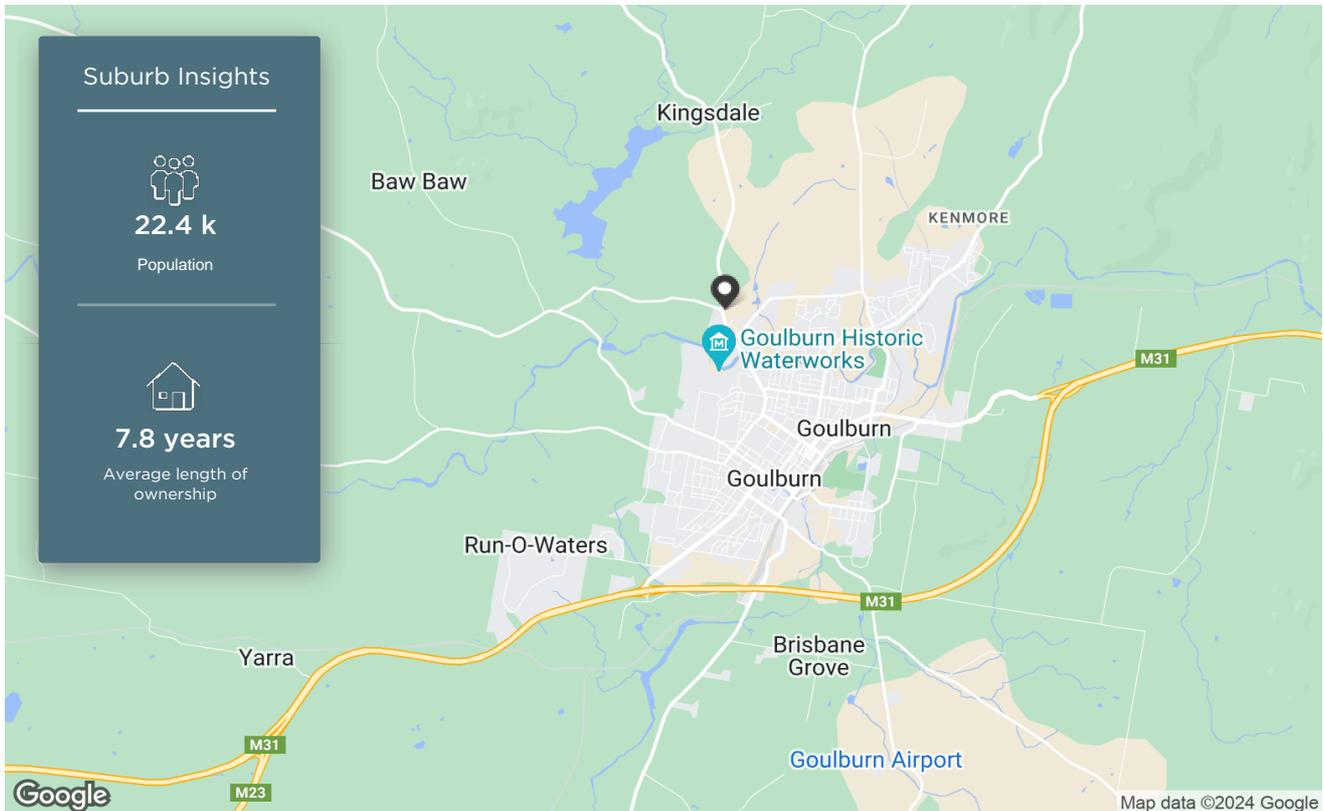
**3** 5/95 GIBSON STREET GOULBURN NSW 2580

	🏠 3 🚿 2 🚗 2 📏 287m <sup>2</sup> 📏 126m <sup>2</sup> Year Built 2015 DOM 89 Sold Date 04-Dec-23 Distance 1.68km First Listing \$590,000 Last Listing \$550,000 - \$560,000	<b>Sold Price</b> <sup>RS</sup> <b>\$560,000</b>
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DOM = Days on market    RS = Recent sale    UN = Undisclosed Sale    \* This data point was edited by the author of this CMA and has not been verified by CoreLogic

# Goulburn

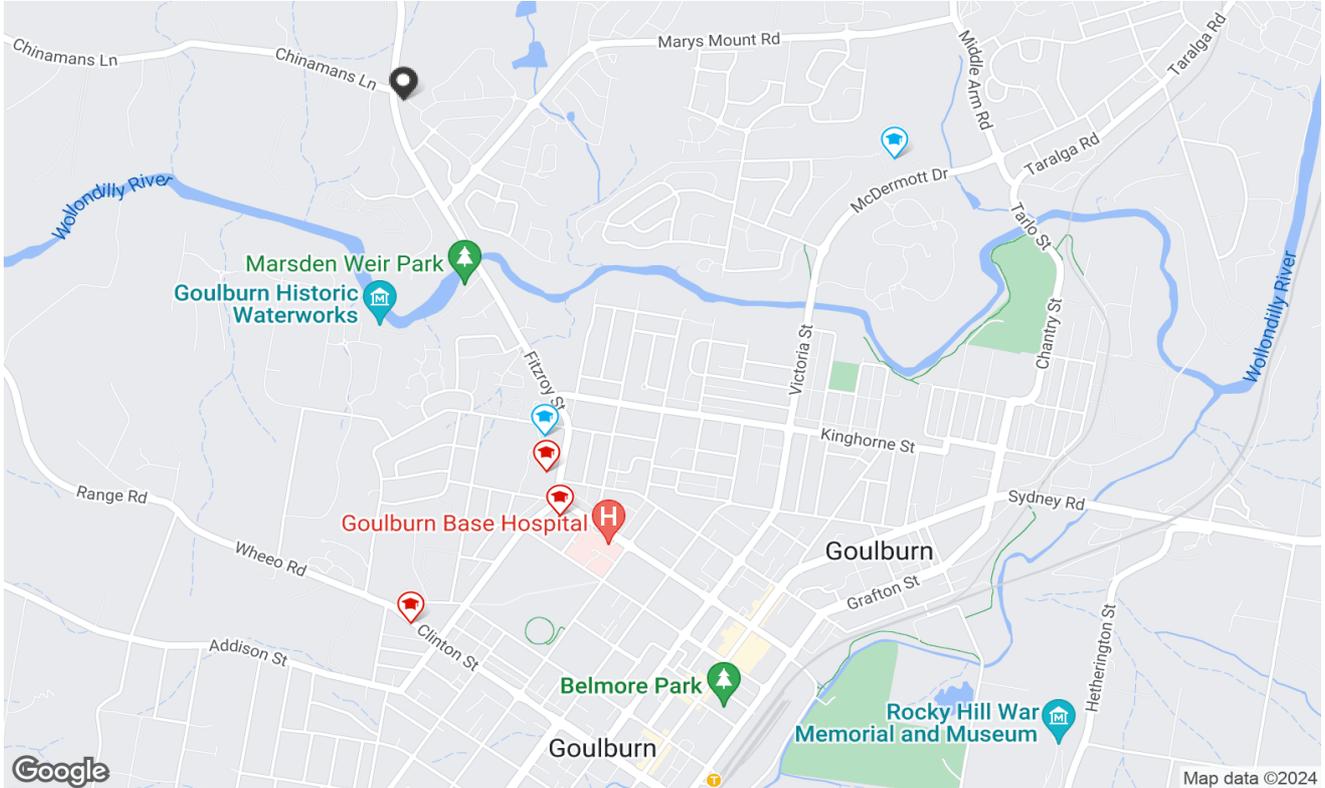
## Demographic



The size of Goulburn is approximately 55.5 square kilometres. It has 57 parks covering nearly 8.4% of total area. The population of Goulburn in 2011 was 21,092 people. By 2016 the population was 22,398 showing a population growth of 6.2% in the area during that time. The predominant age group in Goulburn is 50-59 years. Households in Goulburn are primarily childless couples and are likely to be repaying \$1400 - \$1799 per month on mortgage repayments. In general, people in Goulburn work in a community and personal service occupation. In 2011, 65.2% of the homes in Goulburn were owner-occupied compared with 63% in 2016. Currently the median sales price of houses in the area is \$625,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	39.0	Owns Outright	32.9	0-15.6K	4.4	0-9	12.6
Couples with Children	38.7	Purchaser	30.1	15.6-33.8K	19.4	10-19	11.5
Single Parents	20.5	Renting	33.0	33.8-52K	16.1	20-29	12.8
Other	1.6	Other	1.0	52-78K	16.4	30-39	12.4
		Not Stated	3.0	78-130K	20.6	40-49	12.5
				130-182K	8.6	50-59	13.0
				182K+	5.0	60-69	11.4
						70-79	8.3
						80-89	4.5
						90-99	1.0

# Local Schools



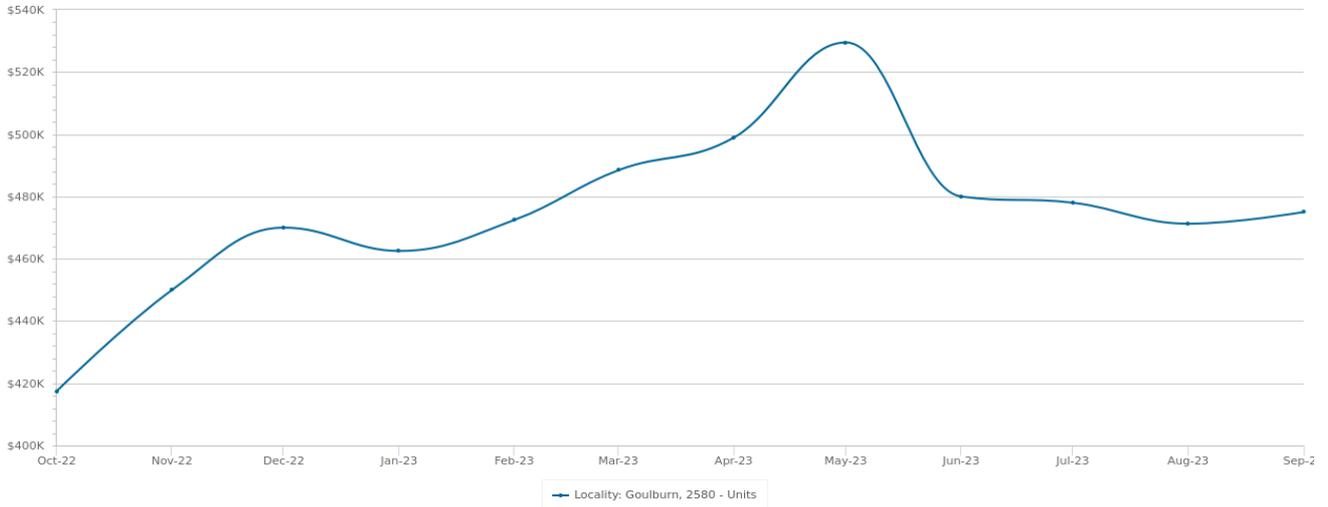
	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	<b>Wollondilly Public School</b> 24 Newton Street Goulburn NSW 2580	1.79km	Primary	Mixed	Government	0-6
	<b>The Crescent School</b> 24 Newton Street Goulburn NSW 2580	1.96km	Special	Mixed	Government	0-0
	<b>Goulburn High School</b> 132 Goldsmith Street Goulburn NSW 2580	2.19km	Secondary	Mixed	Government	7-12
	<b>Mulwaree High School</b> 40 McDermott Drive Goulburn NSW 2580	2.33km	Secondary	Mixed	Government	7-12
	<b>Trinity Catholic College Goulburn</b> 202 Clinton Street Goulburn NSW 2580	2.59km	Secondary	Mixed	Non-Government	7-12

 Property is within school catchment area

 Property is outside school catchment area

# Recent Market Trends

Median Sale Price - 12 months (Unit)

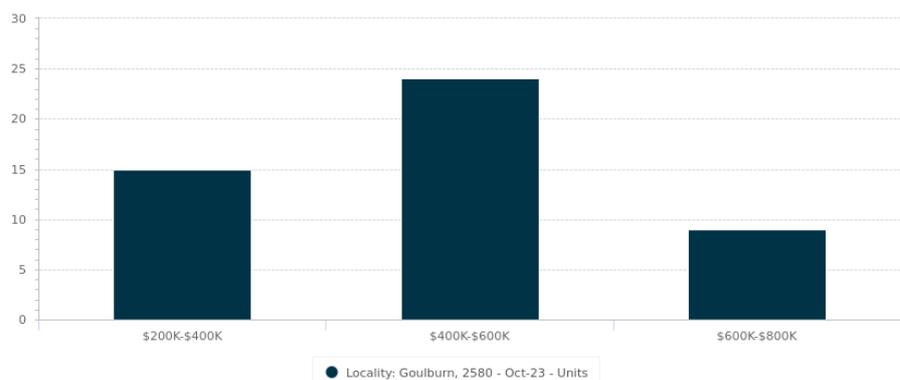


Statistics are calculated over a rolling 12 month period

PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Oct 2023	-	-	-	-	-	-
Sep 2023	-	\$475,000	0.8% ▲	43	25	\$360
Aug 2023	6	\$471,250	-1.4% ▼	43	27	\$350
Jul 2023	4	\$478,000	-0.4% ▼	43	25	\$350
Jun 2023	7	\$480,000	-9.3% ▼	43	27	\$350
May 2023	4	\$529,500	6.1% ▲	43	28	\$350
Apr 2023	3	\$499,000	2.1% ▲	43	26	\$350
Mar 2023	2	\$488,500	3.4% ▲	42	26	\$350
Feb 2023	6	\$472,500	2.2% ▲	41	29	\$350
Jan 2023	2	\$462,500	-1.6% ▼	41	27	\$340
Dec 2022	5	\$470,000	4.4% ▲	32	26	\$340
Nov 2022	4	\$450,000	7.8% ▲	31	23	\$340

Sales by Price - 12 months (Unit)

PRICE	NUMBER
<200K	0
\$200K-\$400K	15
\$400K-\$600K	24
\$600K-\$800K	9
800K-1M	0
1M-2M	0
>2M	0



Statistics are calculated over a rolling 12 month period

# Long Term Market Trends

Median Sale Price - 20 years (Unit)



Statistics are calculated over a rolling 12 month period

PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2023	48	\$495,000	18.6% ▲	44	75	\$360
2022	60	\$417,500	-10.4% ▼	32	57	\$340
2021	108	\$466,000	35.1% ▲	35	63	\$300
2020	54	\$345,000	-2.7% ▼	73	74	\$320
2019	32	\$354,500	3.4% ▲	77	76	\$270
2018	49	\$343,000	3.9% ▲	44	50	\$260
2017	67	\$330,000	10.9% ▲	39	62	\$270
2016	64	\$297,500	29.9% ▲	46	61	\$232
2015	63	\$229,000	4.6% ▲	41	74	\$222
2014	51	\$219,000	4.3% ▲	71	60	\$220
2013	41	\$210,000	10.8% ▲	86	49	\$210
2012	36	\$189,500	1.9% ▲	50	43	\$210
2011	51	\$186,000	19.4% ▲	80	38	\$200
2010	40	\$155,750	-2.0% ▼	103	50	\$185
2009	54	\$159,000	-1.2% ▼	125	58	\$145
2008	30	\$161,000	-11.0% ▼	118	68	\$150
2007	36	\$181,000	13.1% ▲	109	42	\$155
2006	36	\$160,000	-12.3% ▼	-	21	\$140
2005	38	\$182,500	-1.4% ▼	-	15	-
2004	53	\$185,000	-9.8% ▼	-	7	-

# Summary

**2/9 BIGWOOD PLACE GOULBURN NSW 2580**



**Appraisal price range**  
\$537,000 - \$713,000

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