



2/9 BIGWOOD PLACE GOULBURN NSW 2580

Prepared on 30th June 2023

BLUE CHIP SUPER PTY

PO Box 1777


WOLLONGONG DC NSW 2500

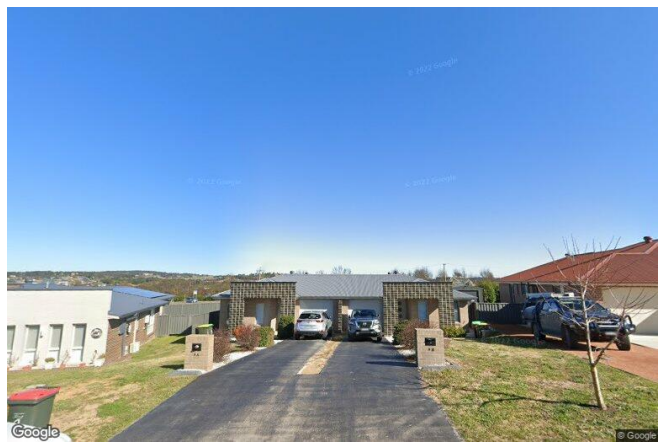
m: 0414975999

troy@bluechipsuper.com.au

Your Property

2/9 BIGWOOD PLACE GOULBURN NSW 2580

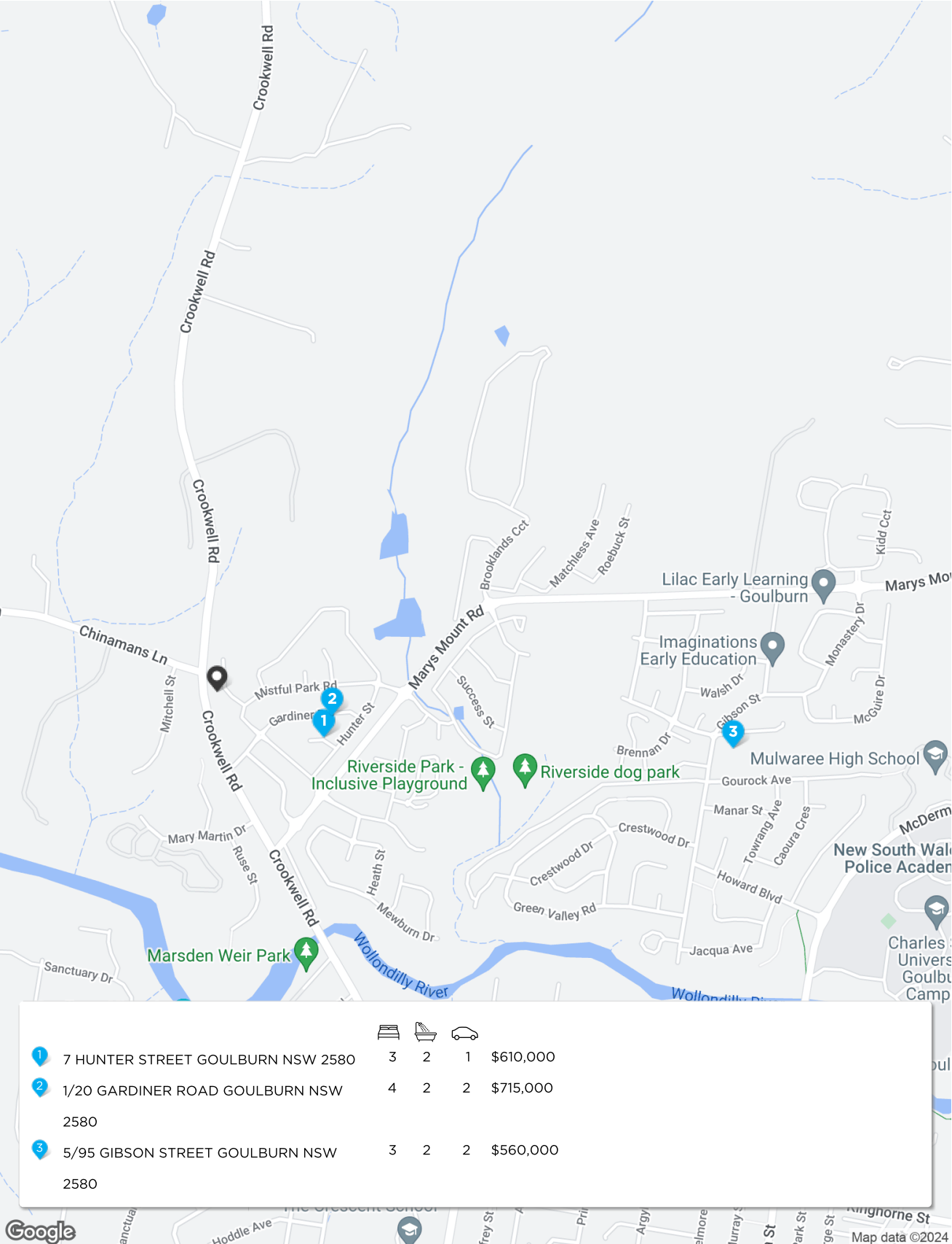
-  1  -  533m²  132m² 



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  389m²  122m²
 Year Built 2019 DOM 350
 Sold Date 24-Nov-23 Distance 0.38km
 First Listing \$649,000
 Last Listing \$649,000

Sold Price **\$610,000**

2 1/20 GARDINER ROAD GOULBURN NSW 2580








 4  2  2  496m²  171m²
 Year Built 2016 DOM -
 Sold Date 10-Nov-23 Distance 0.38km
 First Listing -
 Last Listing -

Sold Price **\$715,000**

3 5/95 GIBSON STREET GOULBURN NSW 2580



 3  2  2  287m²  126m²
 Year Built 2015 DOM 89
 Sold Date 04-Dec-23 Distance 1.68km
 First Listing \$590,000
 Last Listing \$550,000 - \$560,000

Sold Price ^{RS} **\$560,000**

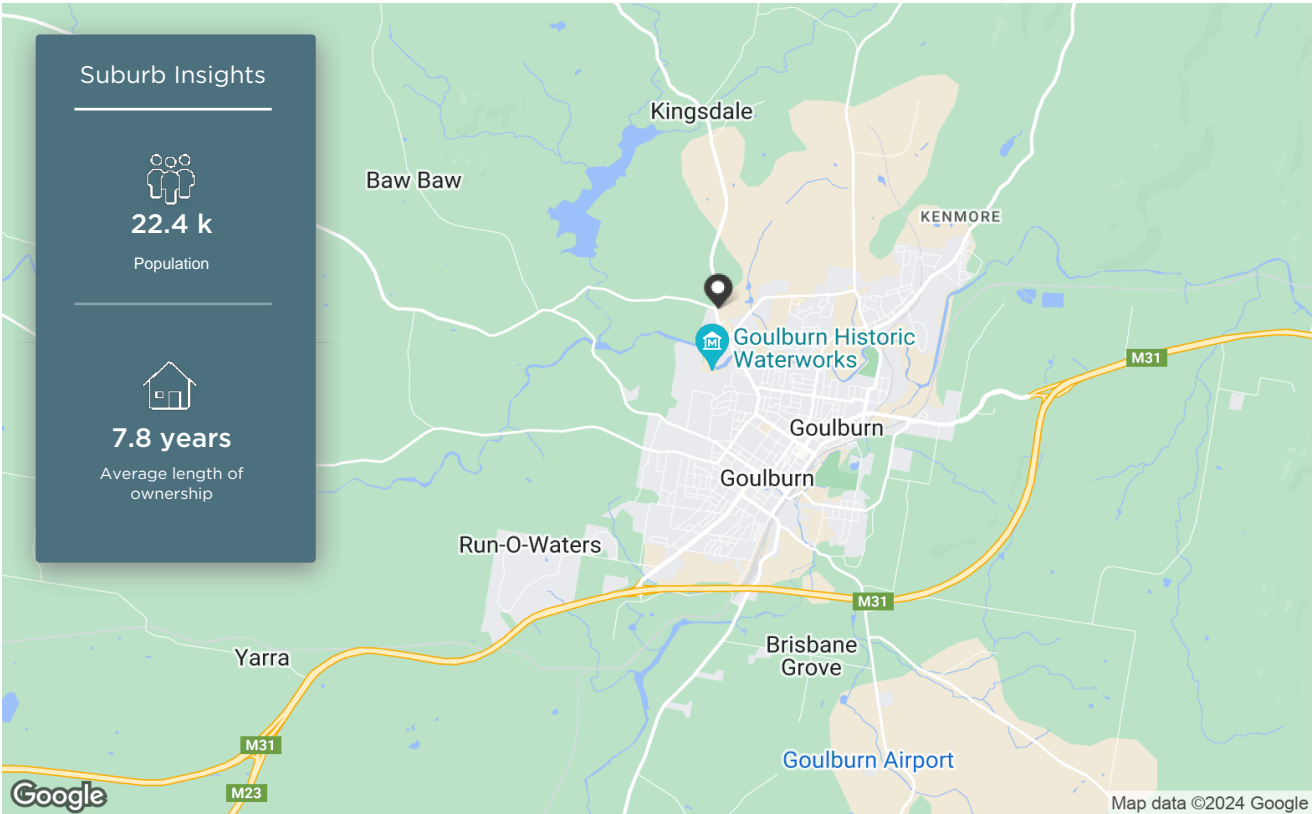
DOM = Days on market RS = Recent sale

UN = Undisclosed Sale

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

Goulburn

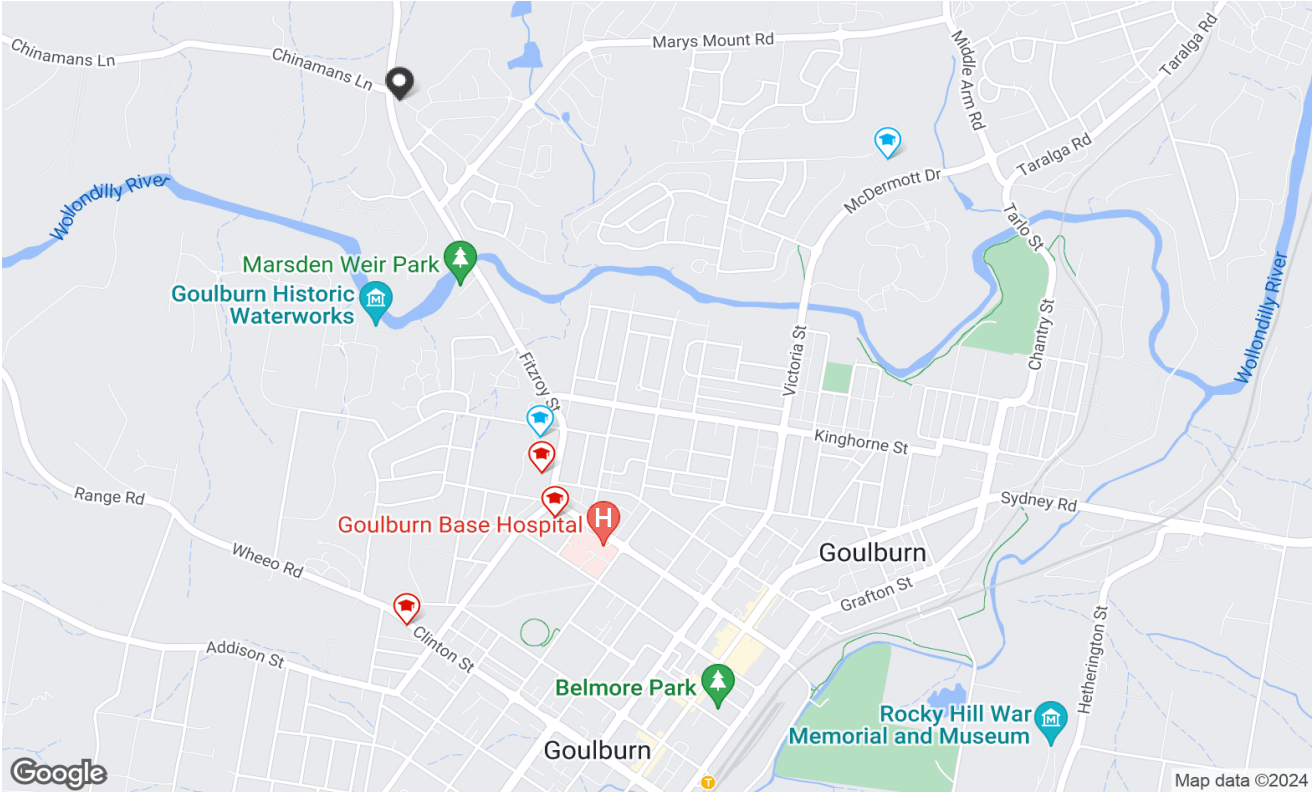
Demographic








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
	Wollondilly Public School 24 Newton Street Goulburn NSW 2580	1.79km	Primary	Mixed	Government	0-6
	The Crescent School 24 Newton Street Goulburn NSW 2580	1.96km	Special	Mixed	Government	0-0
	Goulburn High School 132 Goldsmith Street Goulburn NSW 2580	2.19km	Secondary	Mixed	Government	7-12
	Mulwaree High School 40 McDermott Drive Goulburn NSW 2580	2.33km	Secondary	Mixed	Government	7-12
	Trinity Catholic College Goulburn 202 Clinton Street Goulburn NSW 2580	2.59km	Secondary	Mixed	Non-Government	7-12



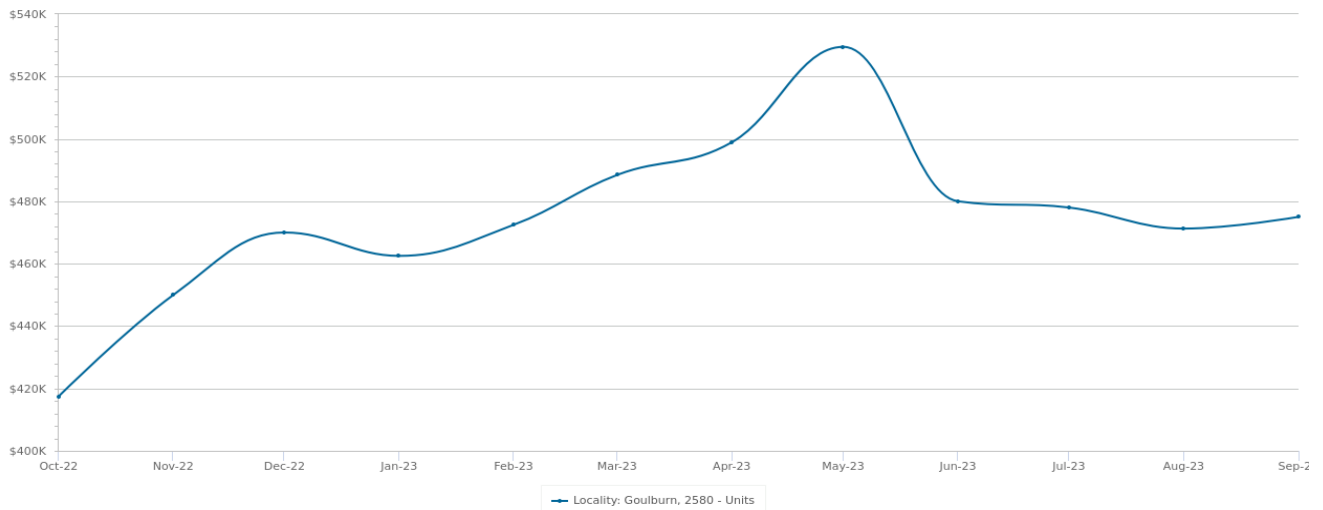
Property is within school catchment area



Property is outside school catchment area

Recent Market Trends

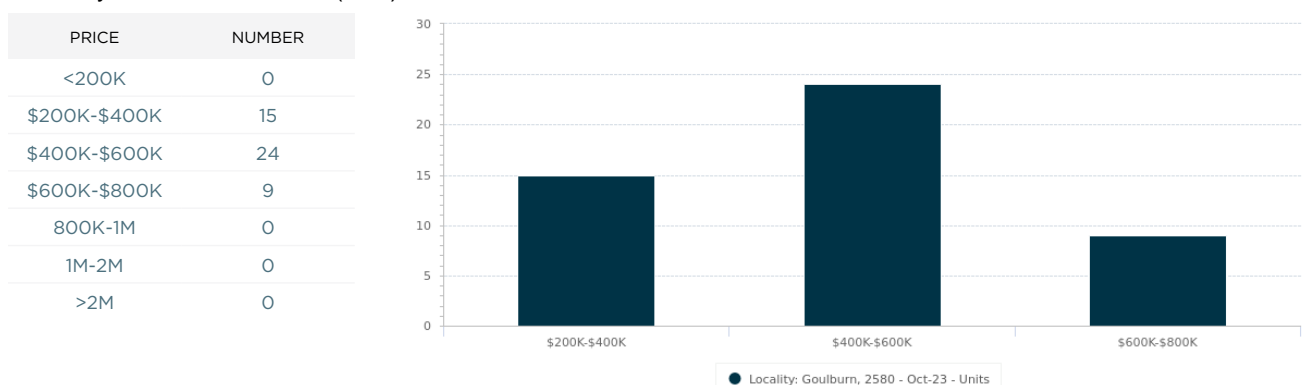
Median Sale Price - 12 months (Unit)



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

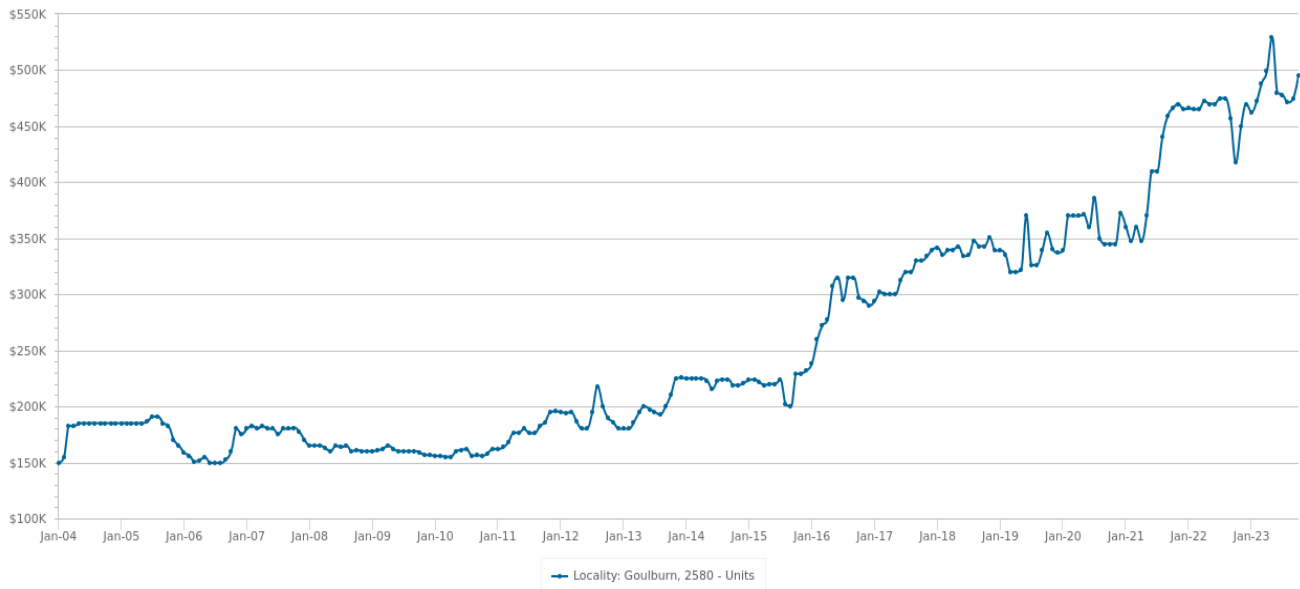
Sales by Price - 12 months (Unit)



Statistics are calculated over a rolling 12 month period

Long Term Market Trends

Median Sale Price - 20 years (Unit)

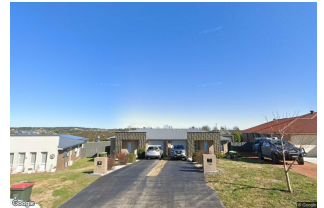


Statistics are calculated over a rolling 12 month period

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

Disclaimer

Contains property sales information provided under licence from the Land and Property Information (“LPI”). RP Data Pty Ltd trading as CoreLogic is authorised as a Property Sales Information provider by the LPI.

The Appraisal Amount contained in the report may have been manually provided by the Agent; or may be based on an automated valuation model estimate provided by CoreLogic ('AVM Estimated Value'). AVM Estimated Values are current at the date of the publication only. It is computer generated and is not a professional appraisal of the subject property and should not be relied upon in lieu of appropriate professional advice. The accuracy of the methodology used to develop the AVM Estimated Value, the existence of the subject property, and the accuracy of the AVM Estimated Value and all rule sets provided are estimates based on available data and are not guaranteed or warranted. CoreLogic excludes all liability for any loss or damage arising in connection with the Appraisal Amount and/or AVM Estimated Value.

Product Data licensed by CoreLogic under a Creative Commons Attribution licence. For details regarding licence, data source, copyright and disclaimers, see

www.corelogic.com.au/aboutus/thirdpartyrestrictions.html

All information relating to Schools provided by CoreLogic is as a courtesy only. CoreLogic does not make any representations regarding the accuracy or completeness of the data. You should contact the School directly to verify this information.

Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.