



## 2/9 BIGWOOD PLACE GOULBURN NSW 2580

Prepared on 30th June 2023

### BLUE CHIP SUPER PTY

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The Proprietor  
Bigwood Place  
Goulburn NSW 2580

27th October 2023

Dear Reader,

Thank you for the opportunity to appraise your property at 2/488 DANES STREET LAVINGTON NSW 2641

Careful consideration has been taken to provide you with an appraisal for your property in today's market conditions.

To establish a market value, I have carefully considered the premises, size, location, along with current market conditions and similar properties recently sold or currently on the market.

Should you have any questions relating to the information contained within this appraisal, please do not hesitate to contact me on the details below.

If I can be of any further assistance, please do not hesitate to contact me on the details below. I look forward to working with you to achieve your real estate goals.

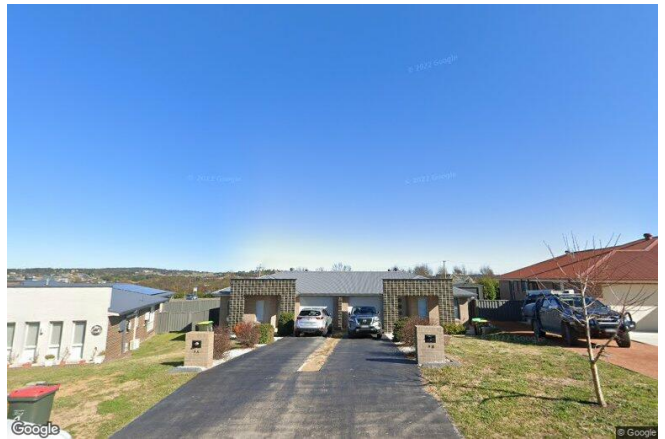
Troy Mojsoski  
BLUE CHIP SUPER PTY  
PO Box 1777

WOLLONGONG DC NSW 2500  
m: 0414975999

# Your Property

2/9 BIGWOOD PLACE GOULBURN NSW 2580

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

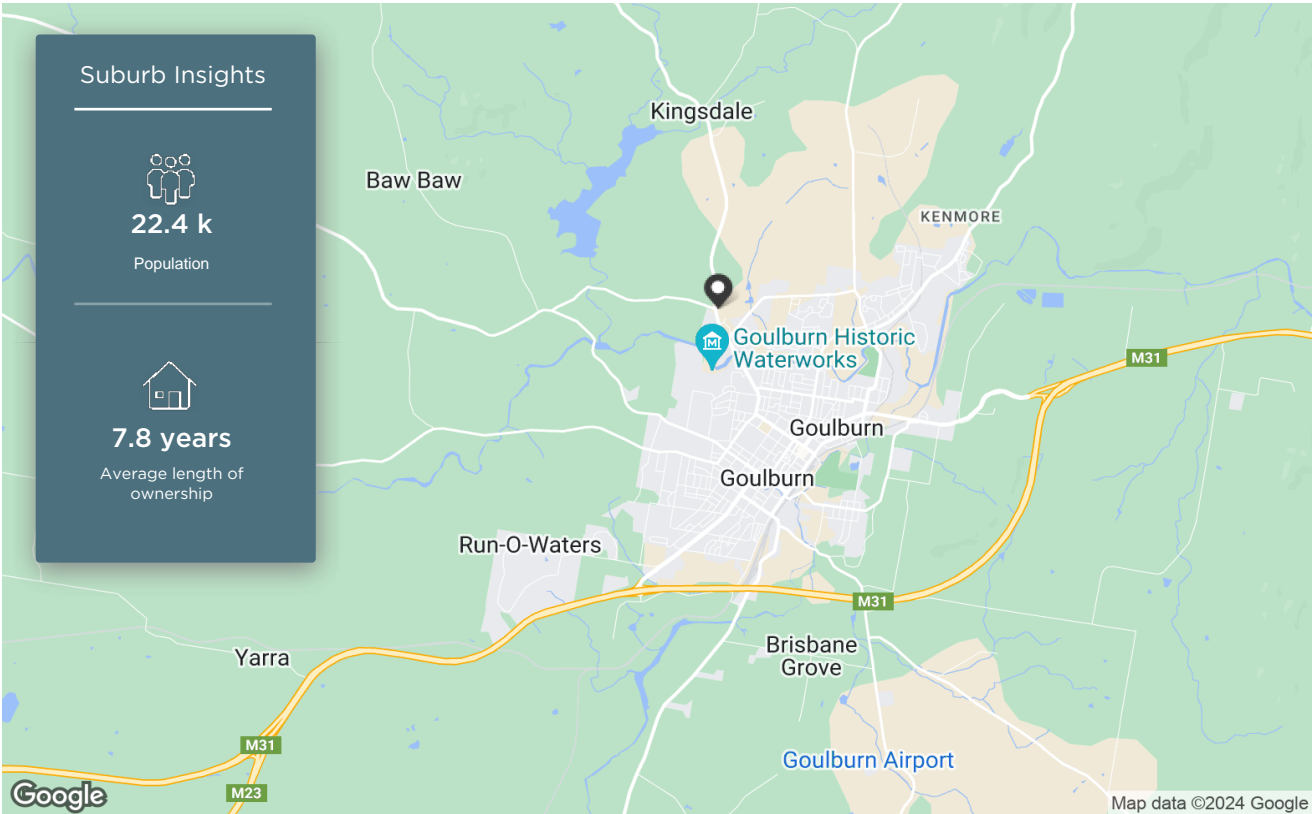


## Your Property History

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

# 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

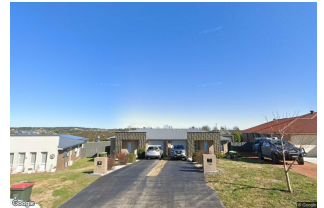


Property is outside school catchment area



# Summary

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



**Appraisal price - rent**  
\$500 - \$510

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