

SUBURB FLYOVER REPORT

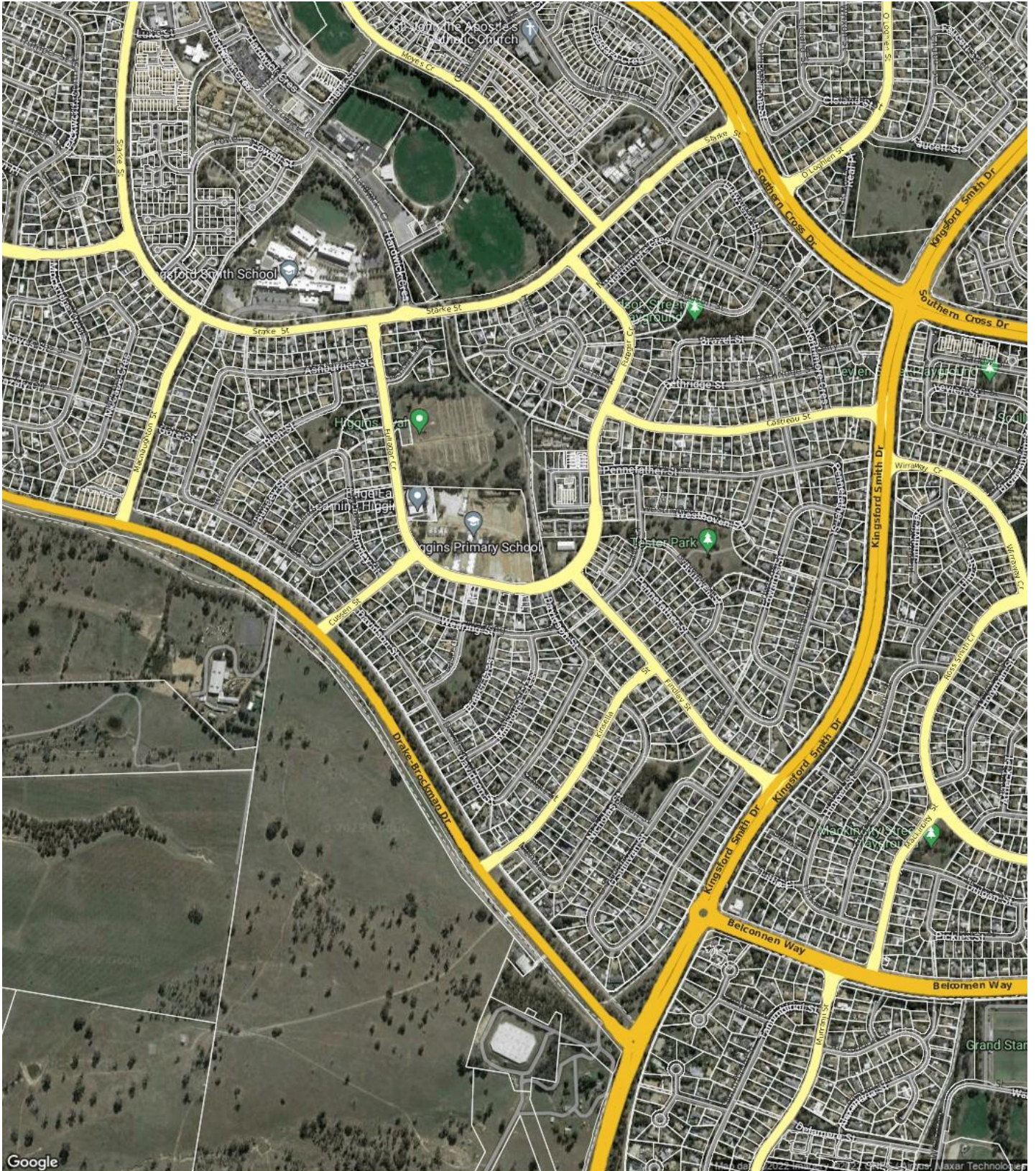
HIGGINS (HOUSE)

PREPARED BY: AUCTION ADVANTAGE, PH: 1300347655





HIGGINS - Suburb Map



HIGGINS - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	50	\$ 302,000	0.0 %	\$ 100,000	\$ 410,000
2006	55	\$ 315,000	4.3 %	\$ 210,000	\$ 400,000
2007	63	\$ 365,000	15.9 %	\$ 60,000	\$ 445,000
2008	58	\$ 370,000	1.4 %	\$ 120,000	\$ 505,000
2009	51	\$ 399,950	8.1 %	\$ 260,000	\$ 594,999
2010	32	\$ 431,375	7.9 %	\$ 156,660	\$ 546,250
2011	39	\$ 425,000	-1.5 %	\$ 230,000	\$ 540,000
2012	40	\$ 435,000	2.4 %	\$ 202,500	\$ 610,000
2013	60	\$ 448,250	3.0 %	\$ 345,000	\$ 657,000
2014	33	\$ 430,000	-4.1 %	\$ 114,000	\$ 565,000
2015	32	\$ 452,250	5.2 %	\$ 373,000	\$ 795,000
2016	39	\$ 492,000	8.8 %	\$ 344,000	\$ 680,000
2017	40	\$ 550,000	11.8 %	\$ 62,542	\$ 781,000
2018	62	\$ 552,500	0.5 %	\$ 270,000	\$ 815,000
2019	45	\$ 576,000	4.3 %	\$ 300,000	\$ 822,000
2020	65	\$ 620,000	7.6 %	\$ 250,000	\$ 805,000
2021	59	\$ 830,000	33.9 %	\$ 10,010	\$ 1,245,000
2022	31	\$ 860,000	3.6 %	\$ 80,000	\$ 1,300,000
2023	0				

Median Sale Price

\$860k

Based on 31 recorded House sales within the last 12 months (2022)

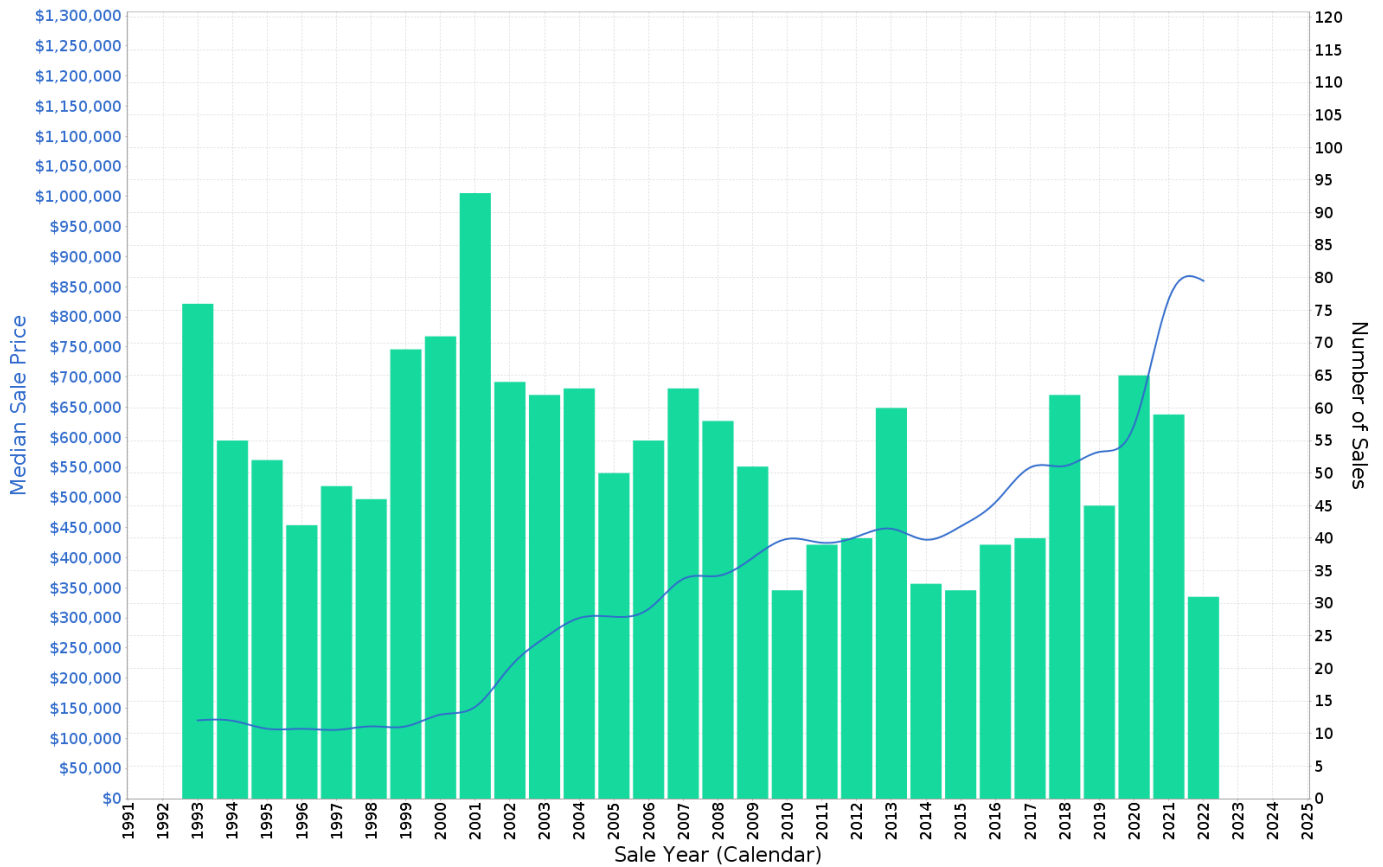
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

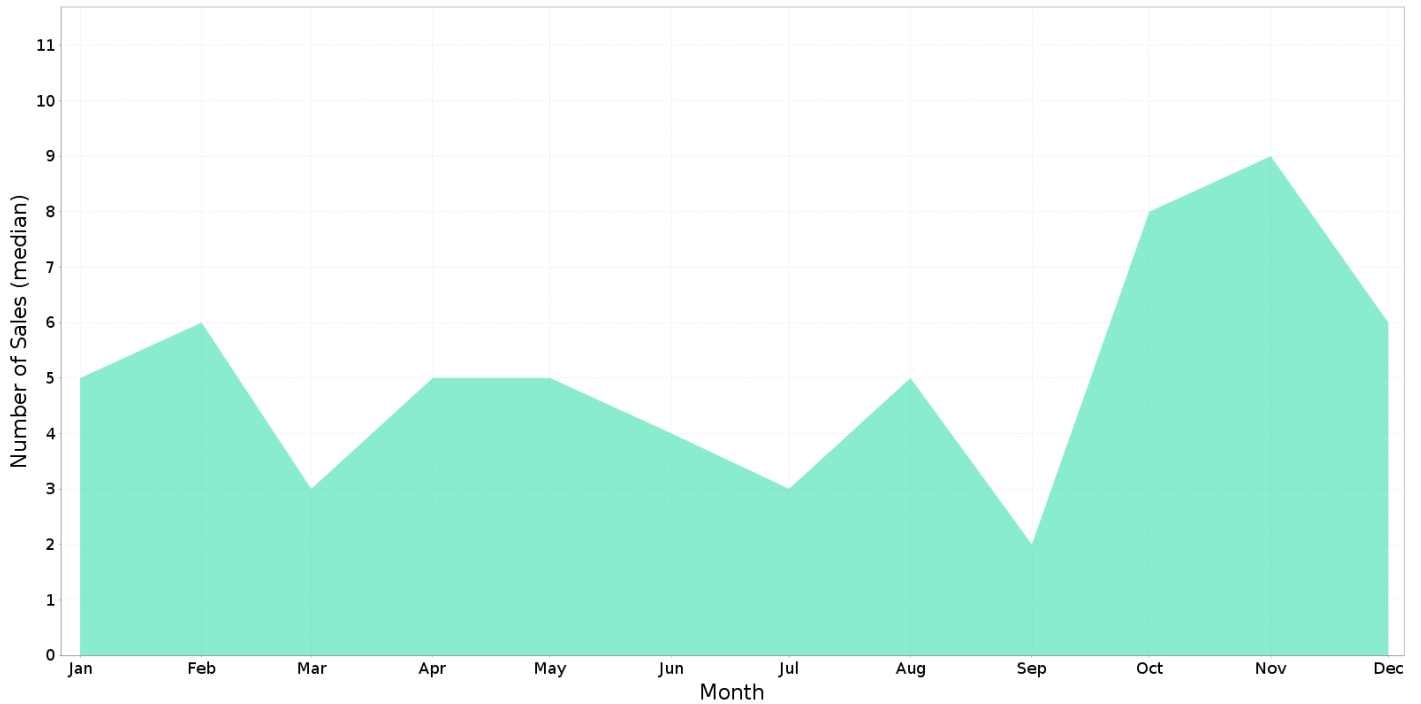
+3.6%

Current Median Price: \$860,000
Previous Median Price: \$830,000

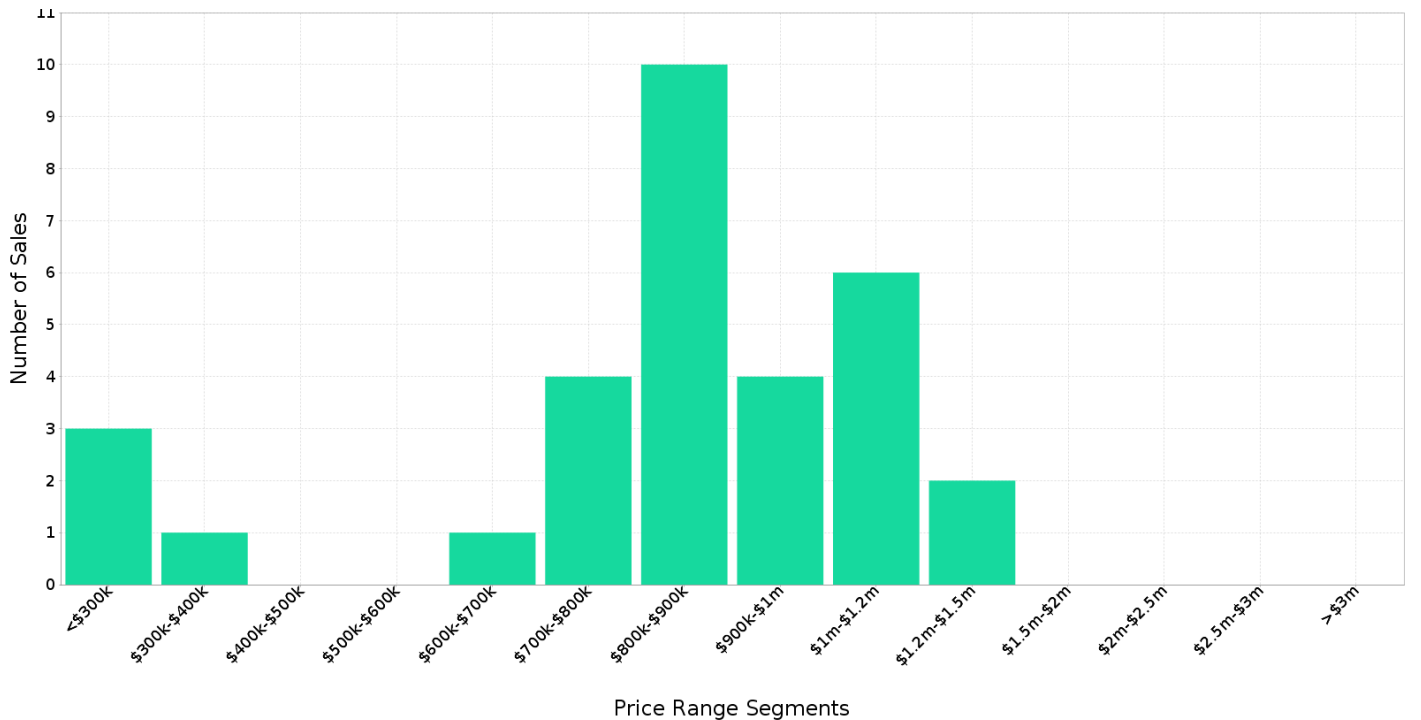
Based on 90 recorded House sales compared over the last two rolling 12 month periods



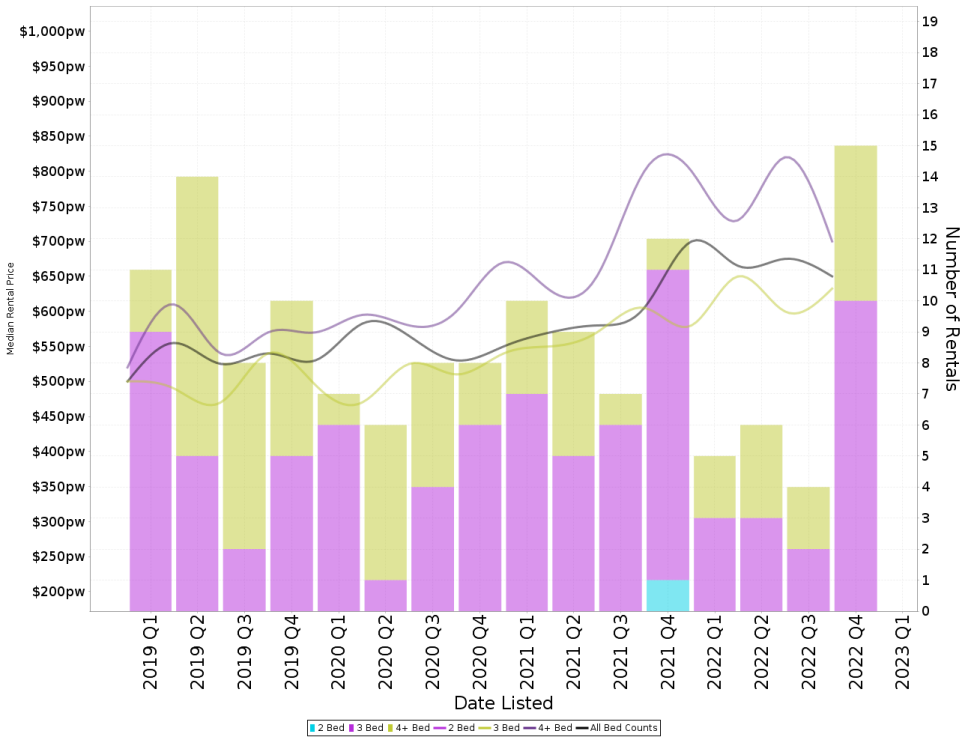
HIGGINS - Peak Selling Periods (3 years)



HIGGINS - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+3.6%

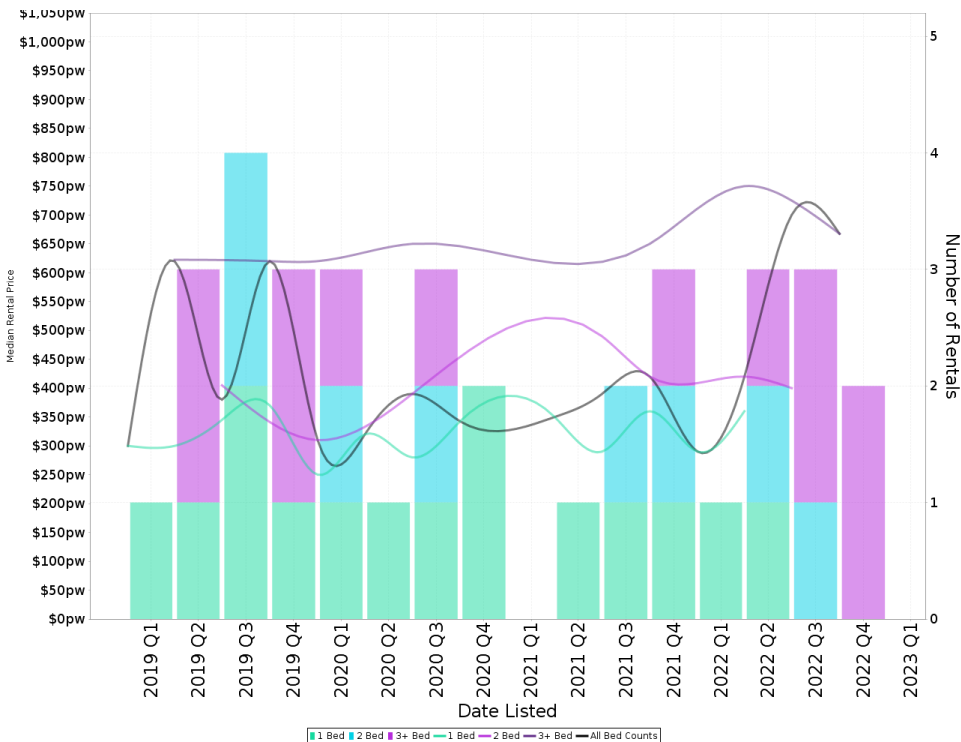
Current Median Price: \$860,000
Previous Median Price: \$830,000
Based on 90 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.2%

Current Median Price: \$860,000
Current Median Rent: \$535
Based on 43 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+8.6%

Current Median Price: \$820,000
Previous Median Price: \$755,000
Based on 13 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+2.5%

Current Median Price: \$820,000
Current Median Rent: \$390
Based on 11 registered Unit rentals compared over the last 12 months.

HIGGINS - Recently Sold Properties

Median Sale Price

\$860k

Based on 31 recorded House sales within the last 12 months (2022)

Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+3.6%

Current Median Price: \$860,000
Previous Median Price: \$830,000

Based on 90 recorded House sales compared over the last two rolling 12 month periods


Sold Properties

31

Based on recorded House sales within the 12 months (2022)

Based on a rolling 12 month period and may differ from calendar year statistics

48 CASTIEAU ST




\$810,000

704 m² 3 1 2

Sold Nov 2022, 45 Days

37 FINDLAY ST



\$775,000

821 m² 3 1 2

Sold Oct 2022, 70 Days

36 FINDLAY ST

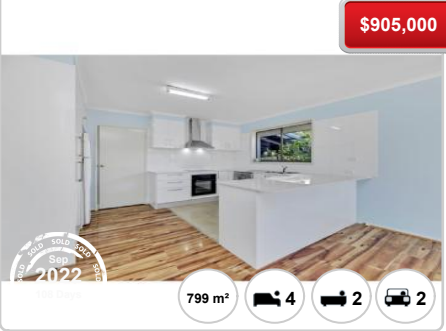


\$900,000

759 m² 4 2 2

Sold Oct 2022, 19 Days

61 STARKE ST



\$905,000

799 m² 4 2 2

Sold Sep 2022, 21 Days

33 O' SULLIVAN ST




\$850,000

1,303 m² 3 1 3

Sold Sep 2022, 19 Days

22 CASTIEAU ST



\$825,000

732 m² 3 1 1

Sold Aug 2022, 20 Days

30 ASHBURNER ST

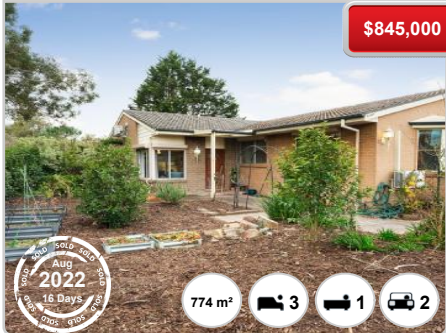


\$750,000

780 m² 3 1 2

Sold Aug 2022, 43 Days

12 BRAZEL ST




\$845,000

774 m² 3 1 2

Sold Aug 2022, 16 Days

8 ASHBURNER ST



\$850,000

787 m² 4 2 -

Sold Aug 2022, 45 Days



4 EDWARDS ST

\$880,000

Jul 2022
18 Days

671 m² 3 1 4

24 WESTHOVEN ST

\$780,000

Jul 2022
61 Days

664 m² 3 1 2

39 KINSELLA ST

\$200,000

Jul 2022
N/A

828 m² 3 1 1

HIGGINS - Properties For Rent

Median Rental Price

\$535 /w

Based on 43 recorded House rentals within the last 12 months (2022)

Based on a rolling 12 month period and may differ from calendar year statistics

Rental Yield

+3.2%

Current Median Price: \$860,000
Current Median Rent: \$535

Based on 31 recorded House sales and 43 House rentals compared over the last 12 months

Number of Rentals


43




Based on recorded House rentals within the last 12 months (2022)

Based on a rolling 12 month period and may differ from calendar year statistics

12 Edwards Street

\$640







815 m²   

Dec 2022 5 Days

46 BUNDEY STREET

\$850 Per Week



770 m²   

Dec 2022 22 Days

11/21 CANTOR CRESCENT

\$500 per week



Dec 2022 16 Days

11/21 Cantor Cres

\$500 per week







  

Dec 2022 16 Days

52 NORTHMORE CRESCENT

\$600 per week







1,024 m²   

Dec 2022 20 Days

52 Northmore Cres

\$600 per week






1,024 m²   

Dec 2022 17 Days

130 Pennefather Street

\$670 per week







761 m²   

Dec 2022 33 Days

93 Ashburner Street

\$625 per week







605 m²   

Dec 2022 17 Days

61 STARKE STREET

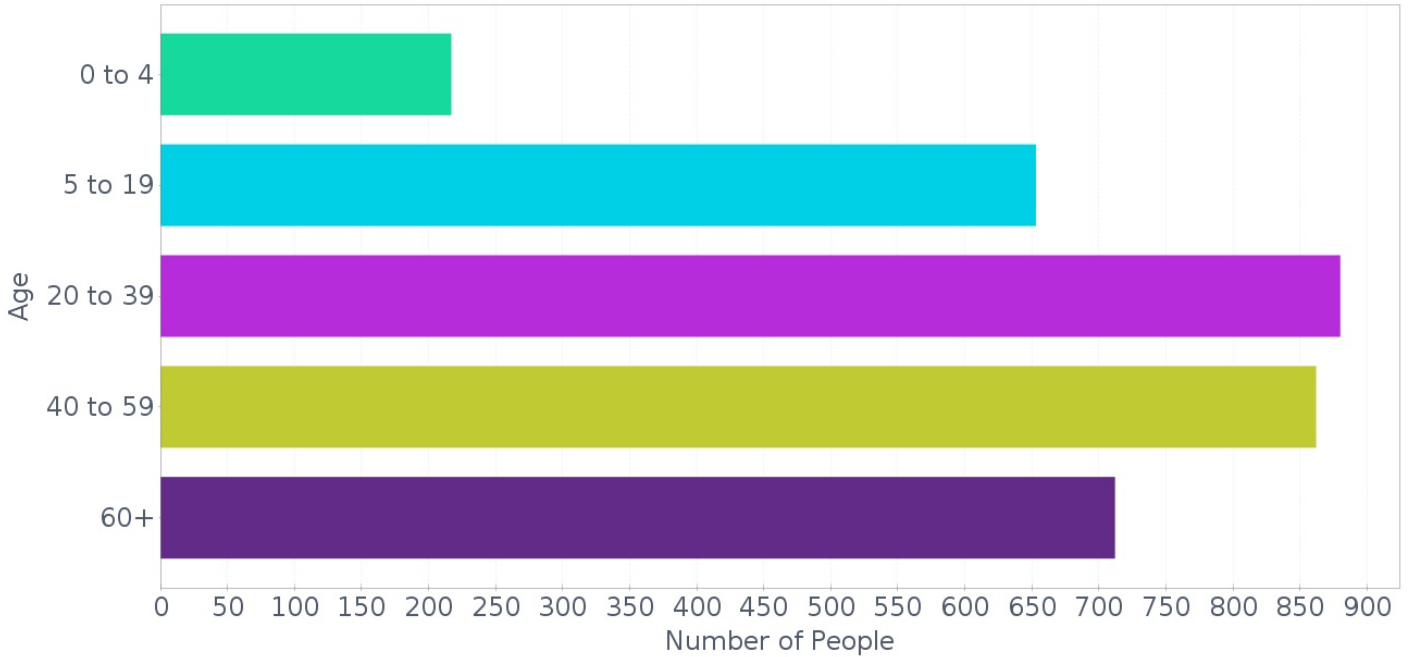
\$950 per week



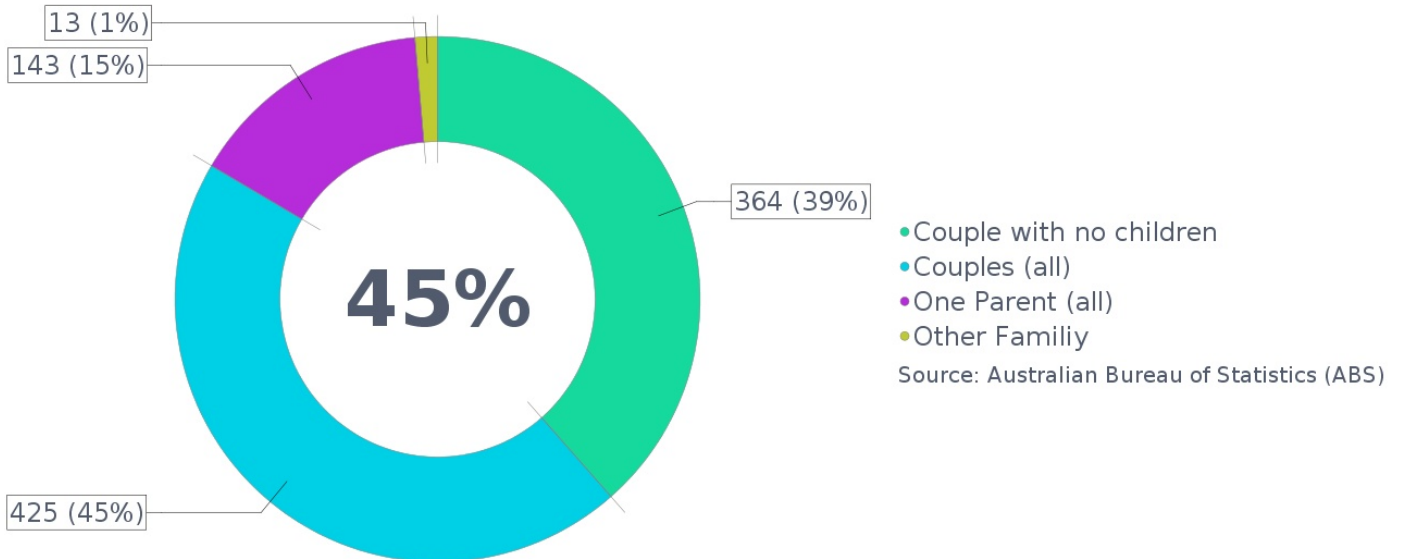
799 m²   

Oct 2022 79 Days

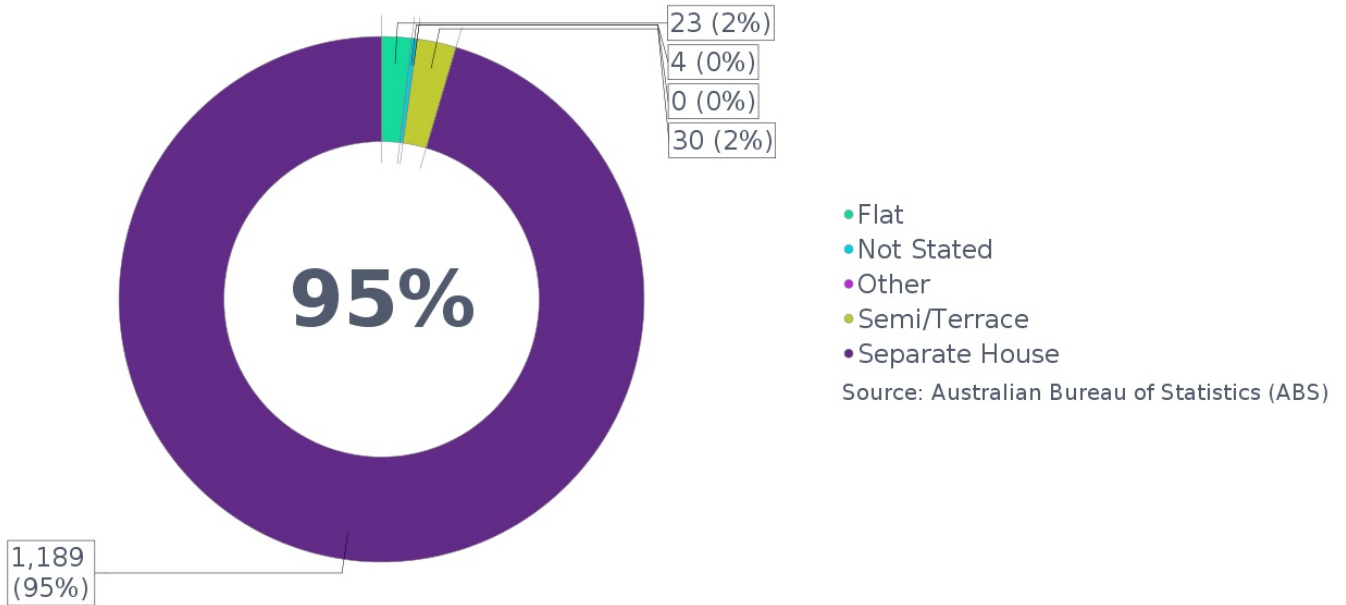
Age of Population (2021)



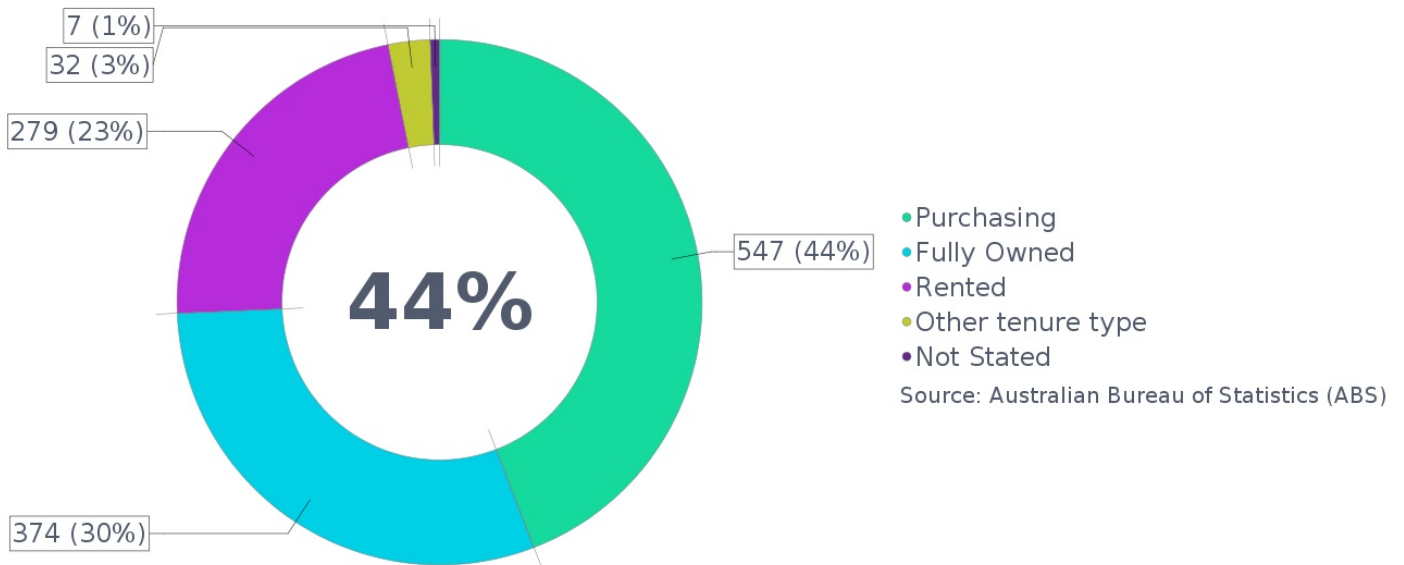
Family Composition (2021)



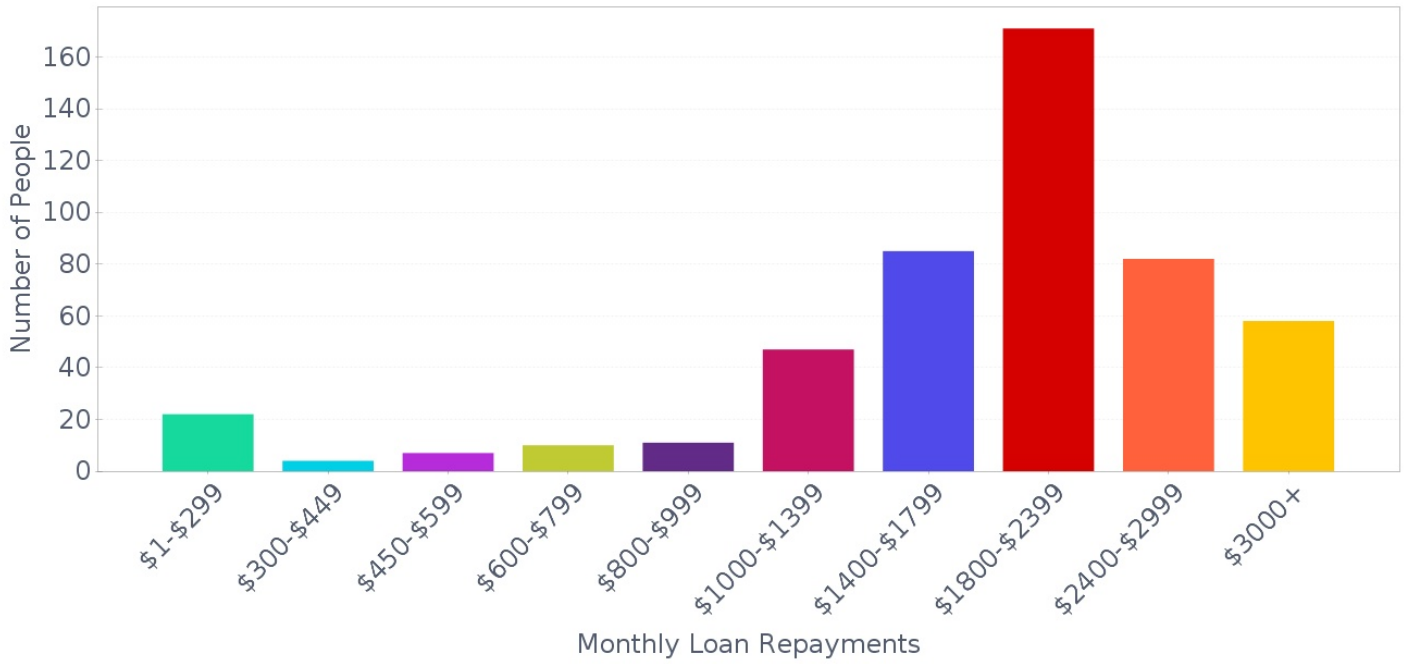
Dwelling Structure (2021)



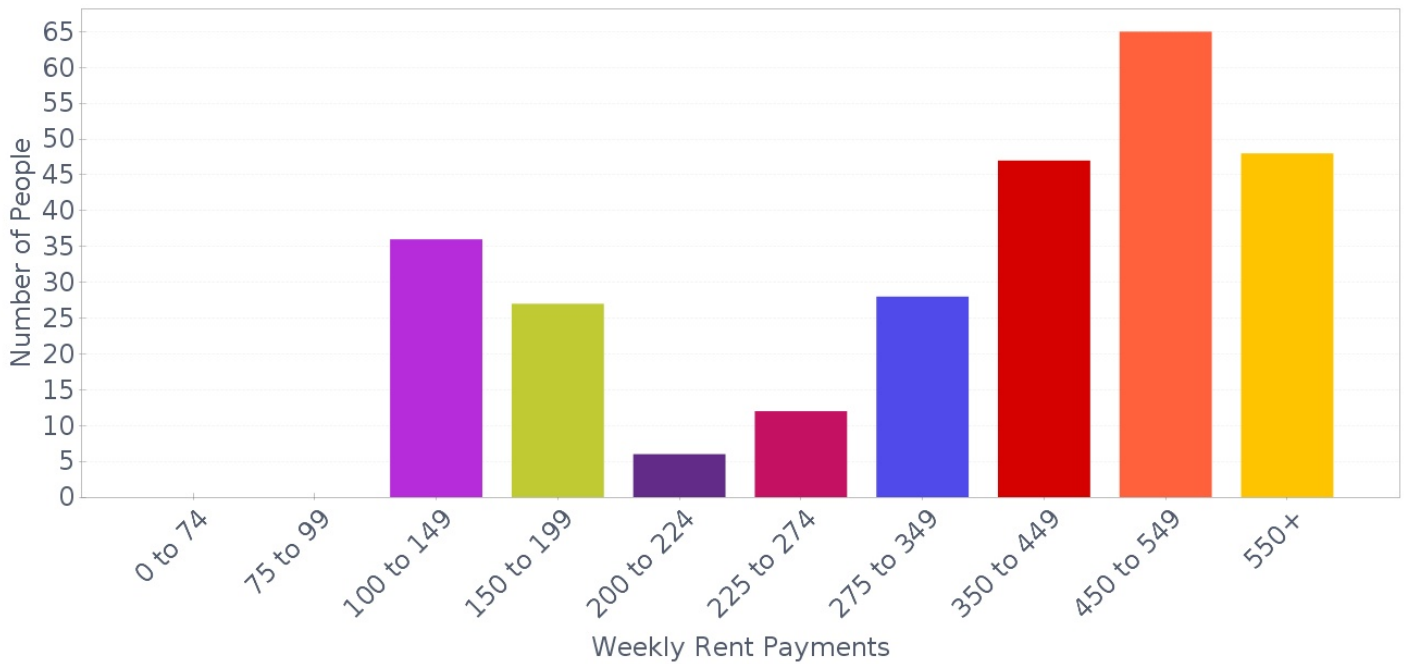
Home Ownership (2021)



Home Loan Repayments - Monthly (2021)

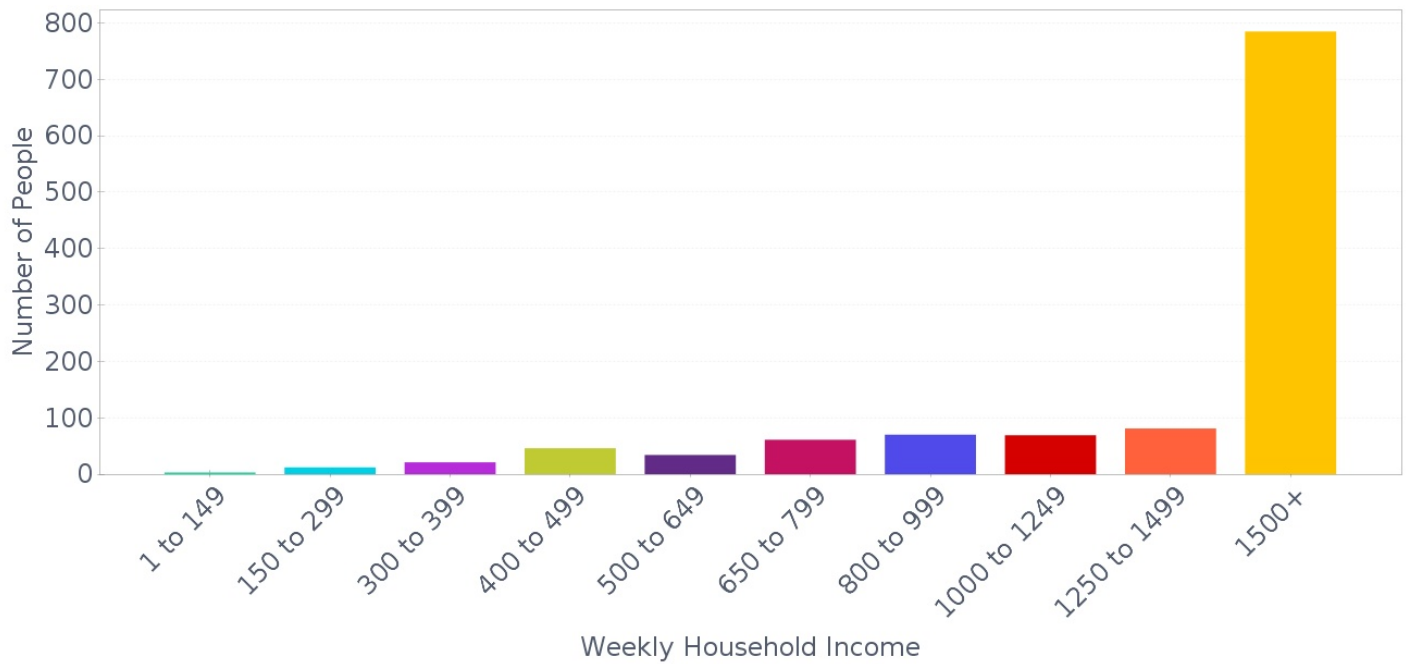


Rent Payments - Weekly (2021)

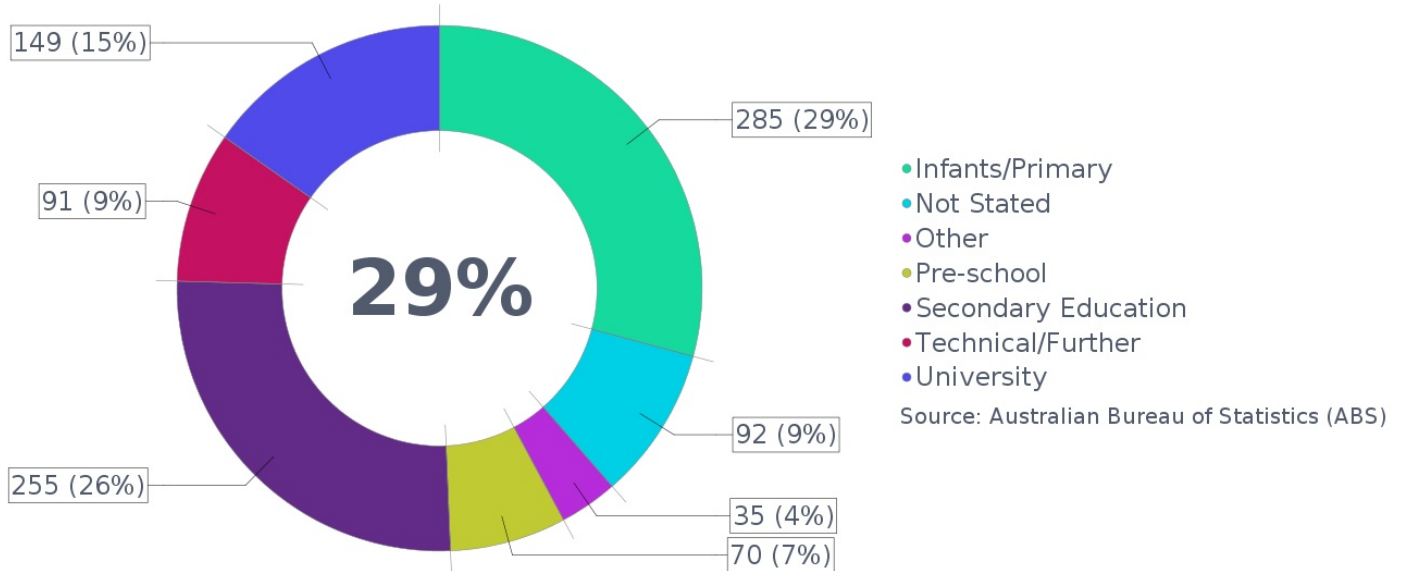




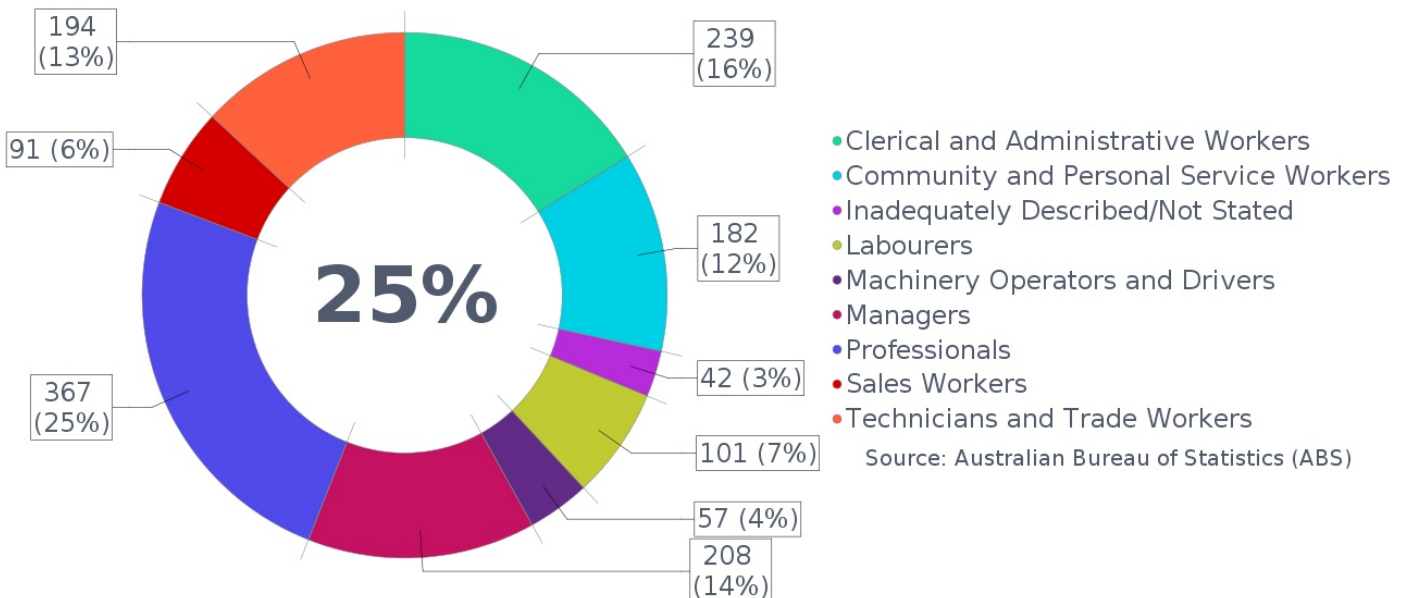
Household Income - Weekly (2021)



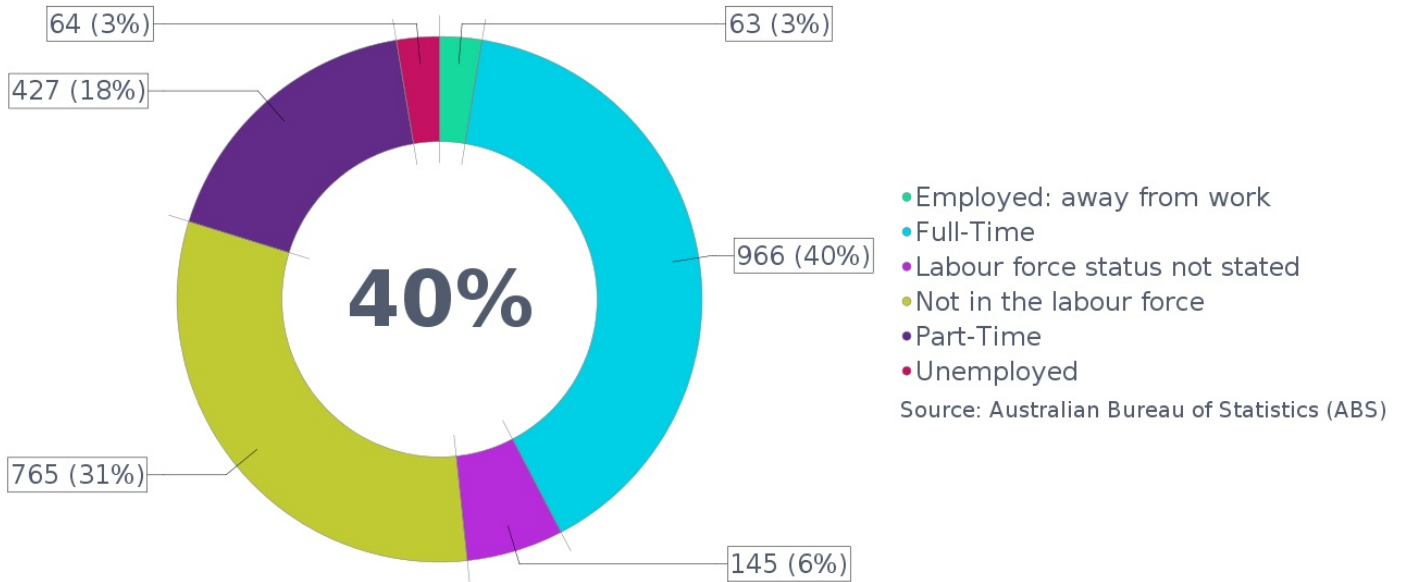
Non-School Qualification: Level of Education (2021)



Occupation (2021)



Employment (2021)



Method of Travel to Work (2021)

