

SUBURB FLYOVER REPORT

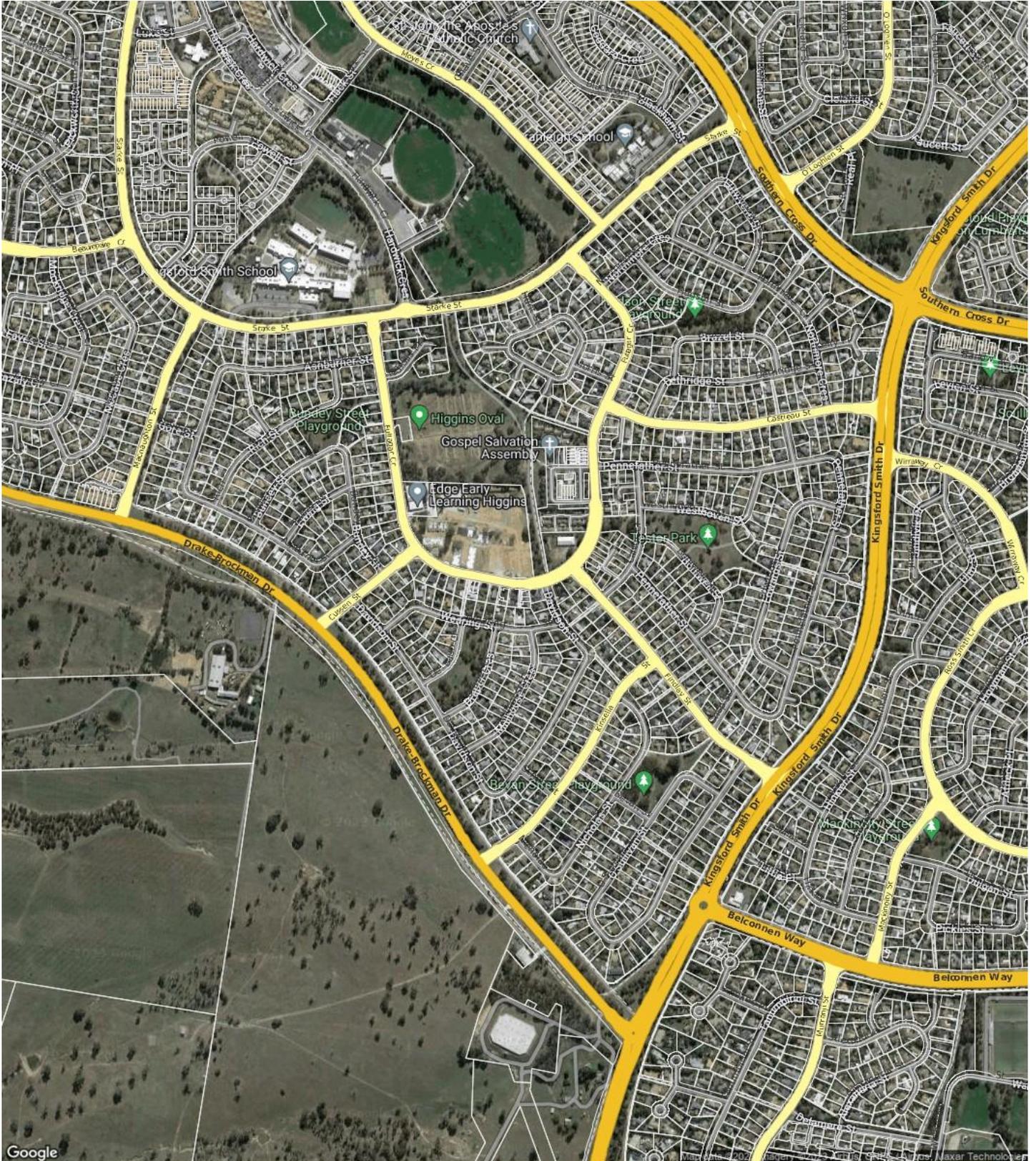
HIGGINS (HOUSE)

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	64	\$ 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	44	\$ 855,000	3.0 %	\$ 80,000	\$ 1,300,000
2023	9	\$ 775,000	-9.4 %	\$ 400,000	\$ 900,000

Median Sale Price

\$830k

Based on 45 recorded House sales within the last 12 months (Apr '22 - Mar '23)

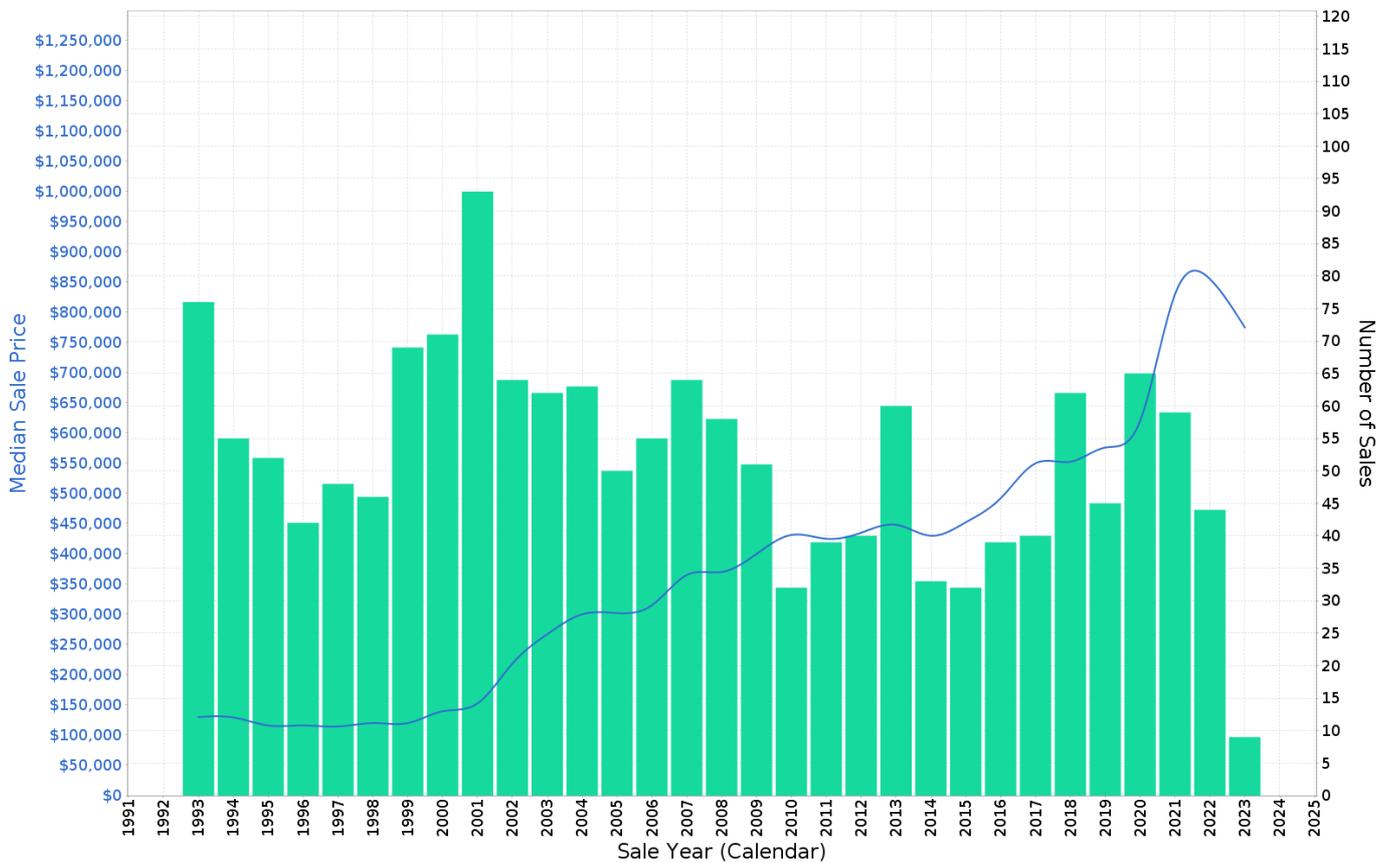
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

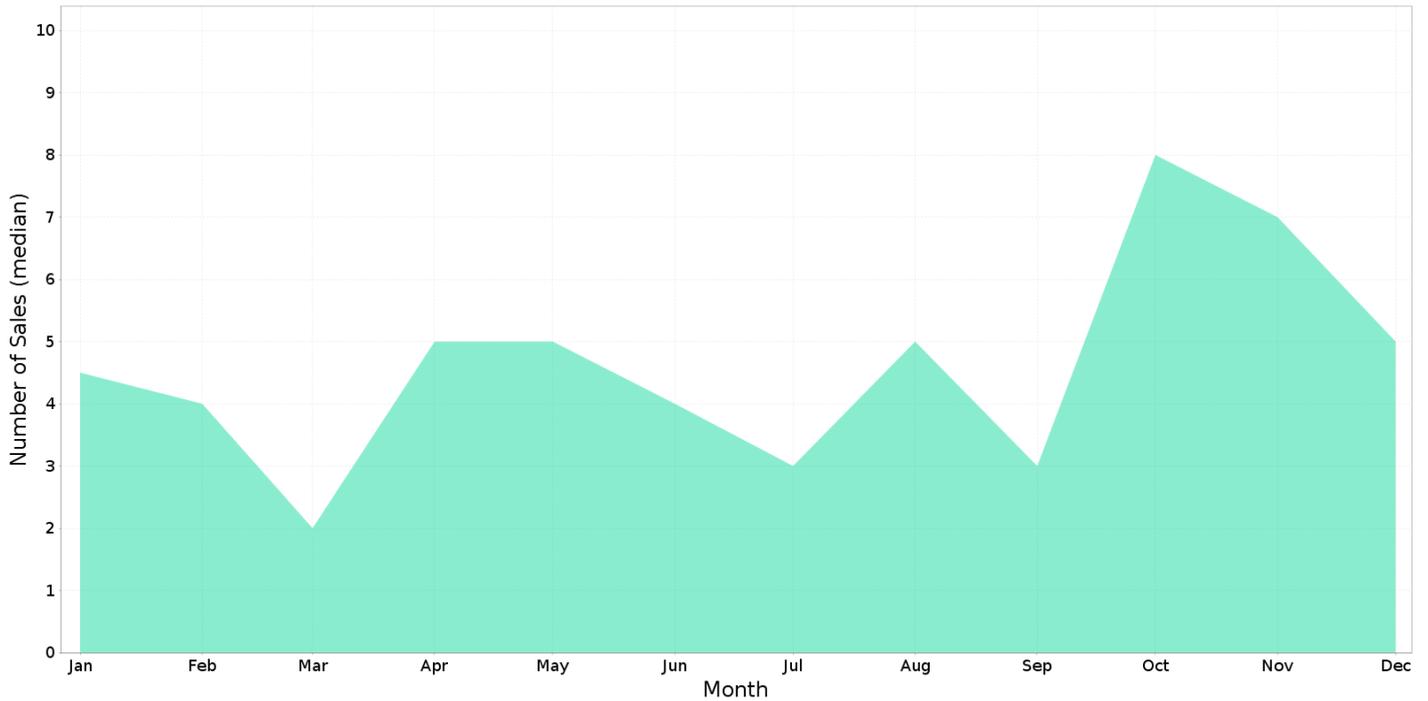
-2.4%

Current Median Price: \$830,000
Previous Median Price: \$850,000

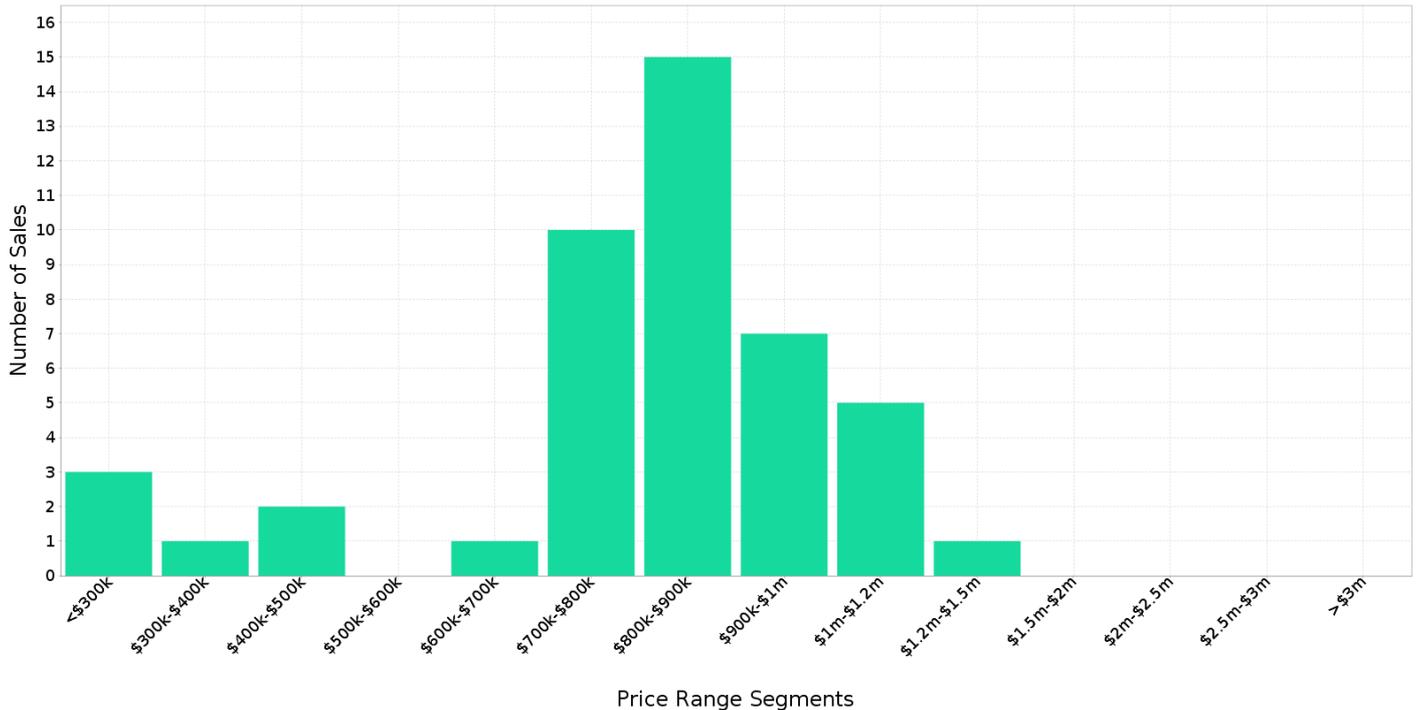
Based on 100 recorded House sales compared over the last two rolling 12 month periods



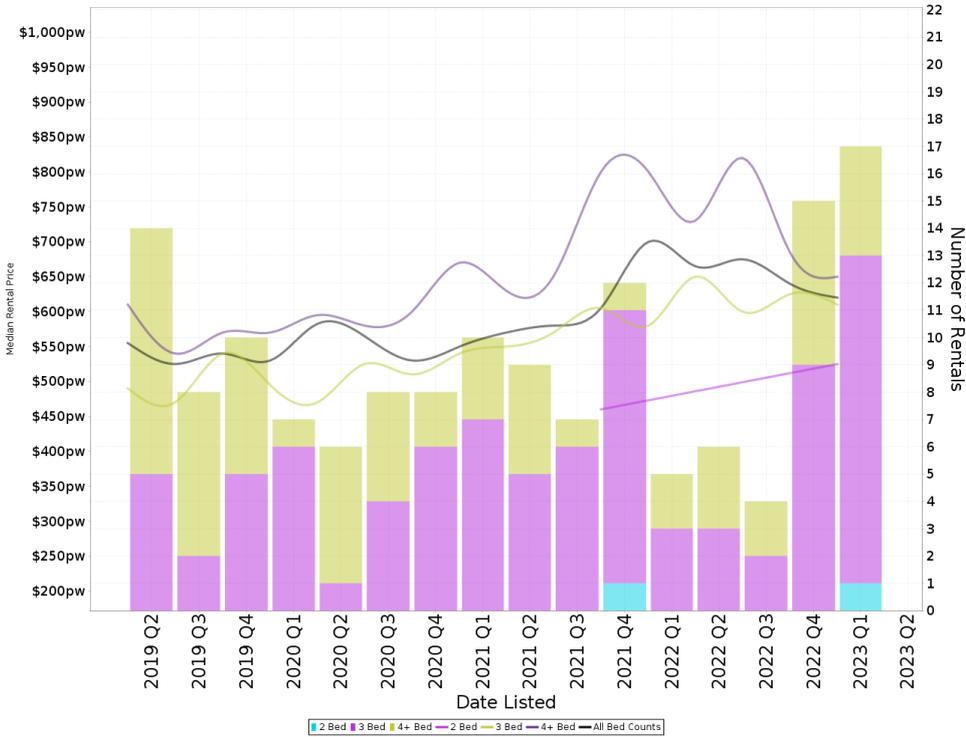
HIGGINS - Peak Selling Periods (3 years)



HIGGINS - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-2.4%

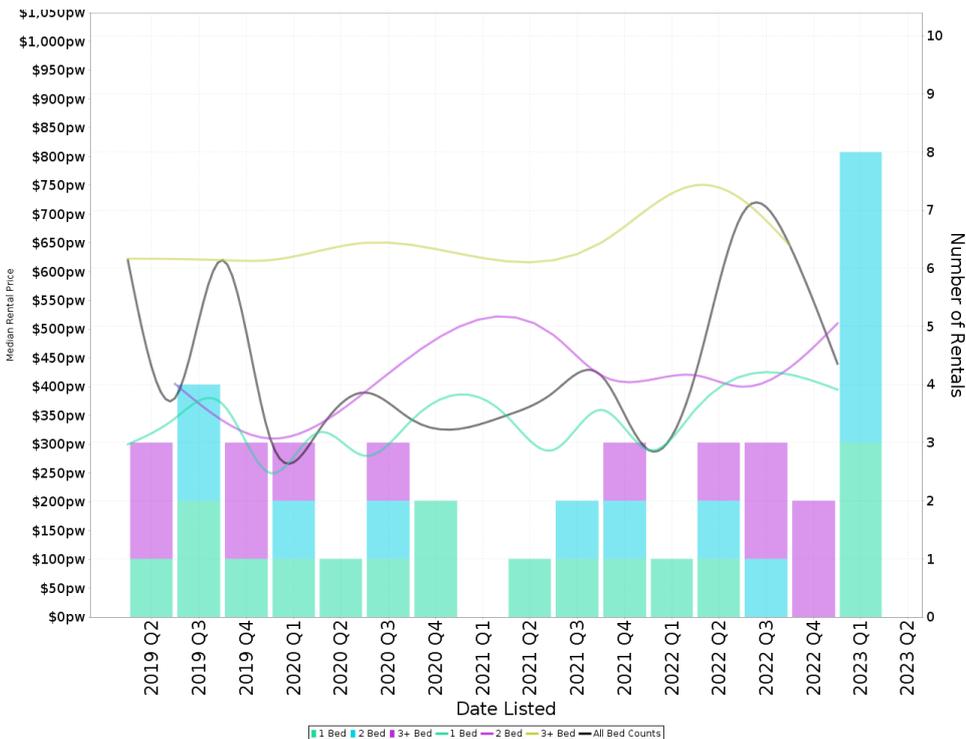
Current Median Price: \$830,000
Previous Median Price: \$850,000
Based on 100 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.9%

Current Median Price: \$830,000
Current Median Rent: \$628
Based on 42 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+3.3%

Current Median Price: \$820,000
Previous Median Price: \$794,000
Based on 13 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.1%

Current Median Price: \$820,000
Current Median Rent: \$495
Based on 16 registered Unit rentals compared over the last 12 months.

HIGGINS - Recently Sold Properties

Median Sale Price

\$830k

Based on 45 recorded House sales within the last 12 months (Apr '22 - Mar '23)

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

Suburb Growth

-2.4%

Current Median Price: \$830,000
Previous Median Price: \$850,000

Based on 100 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

45

Based on recorded House sales within the 12 months (Apr '22 - Mar '23)

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

32 NICHOLAS ST



\$640,000

770 m² 3 1 1

Sold 2023 Mar 22 Days

21 KRIEWALDT CCT



\$973,000

4 2 2

Sold 2023 Mar 23 Days

54 ASHBURNER ST



\$857,000

697 m² 4 2 1

Sold 2023 Mar 15 Days

79 PENNEFATHER ST



\$800,000

838 m² 3 1 1

Sold 2023 Mar 6 Days

22 PENNEFATHER ST



\$625,000

730 m² 3 1 1

Sold 2023 Mar 46 Days

25 WEARING ST



\$845,000

805 m² 3 1 1

Sold 2023 Feb N/A

39 O'SULLIVAN ST



\$900,000

1,128 m² 4 3 2

Sold 2023 Feb 20 Days

80 DAVIDSON ST



\$400,000

673 m² 3 - -

Sold 2023 N/A

33 BUNDEY ST



\$729,000

648 m² 3 1 1

Sold 2023 Jan 15 Days

20 FULLAGAR CRES

\$860,000

AGENT TEAM

Jan 2023

921 m² 3 1 1

3 NORTHMORE CRES

\$775,000

Jan 2023
35 Days

668 m² 3 1 2

11 EDWARDS ST

\$414,321

Jan 2023
N/A

743 m² 4 2 3

33 FINDLAY ST

\$755,000

AGENT TEAM

Dec 2022

755 m² 3 1 1

130 PENNEFATHER ST

\$775,000

Dec 2022
189 Days

761 m² 4 2 1

10 NICHOLAS ST

\$1,180,000

Nov 2022

1,792 m² 5 2 2

HIGGINS - Properties For Rent

Median Rental Price

\$628 /w

Based on 42 recorded House rentals within the last 12 months (Apr '22 - Mar '23)

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

Rental Yield

+3.9%

Current Median Price: \$830,000
Current Median Rent: \$628

Based on 45 recorded House sales and 42 House rentals compared over the last 12 months

Number of Rentals

42

Based on recorded House rentals within the last 12 months (Apr '22 - Mar '23)

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

51 ASHBURNER STREET

\$680 per week



711 m² **3** **1** **2**

May 2023
19 Days

1 EDWARDS STREET

\$695.00 per



794 m² **4** **1** **2**

May 2023
14 Days

59 Pennefather Street

\$570 per week



720 m² **3** **1** **2**

Apr 2023
37 Days

8 PENNEFATHER STREET

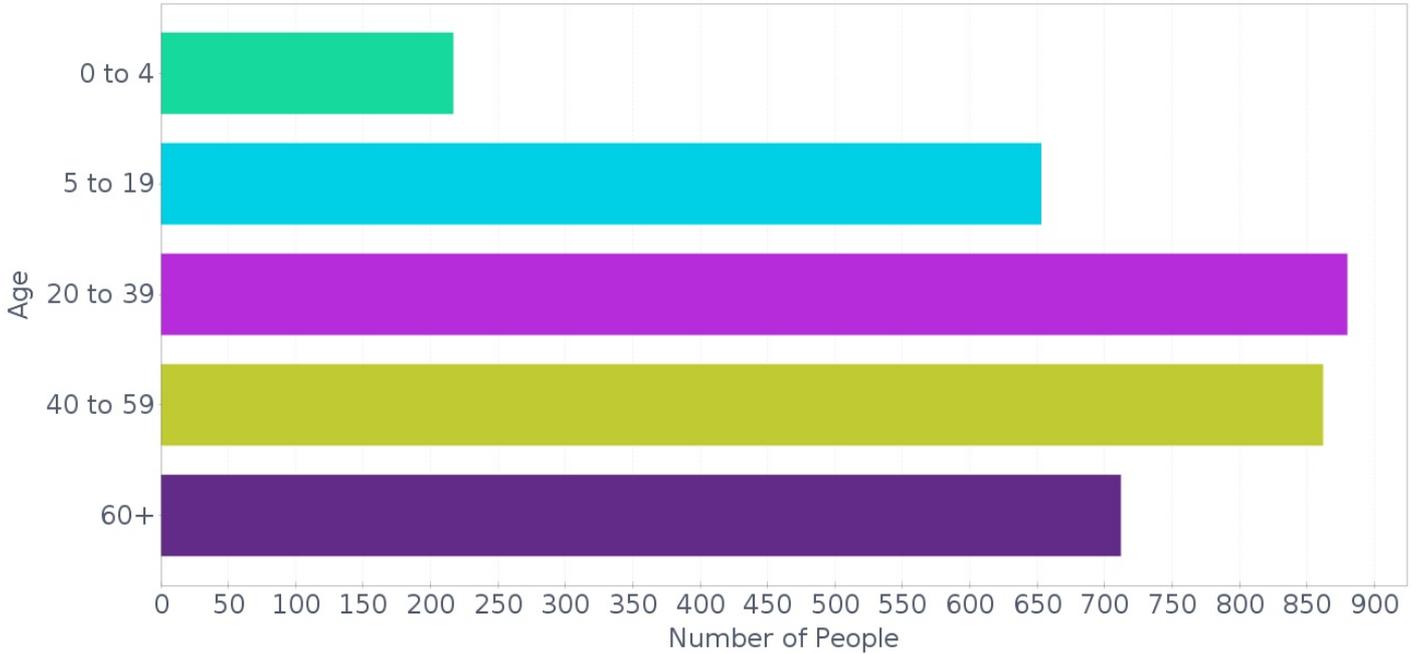
\$640 per week



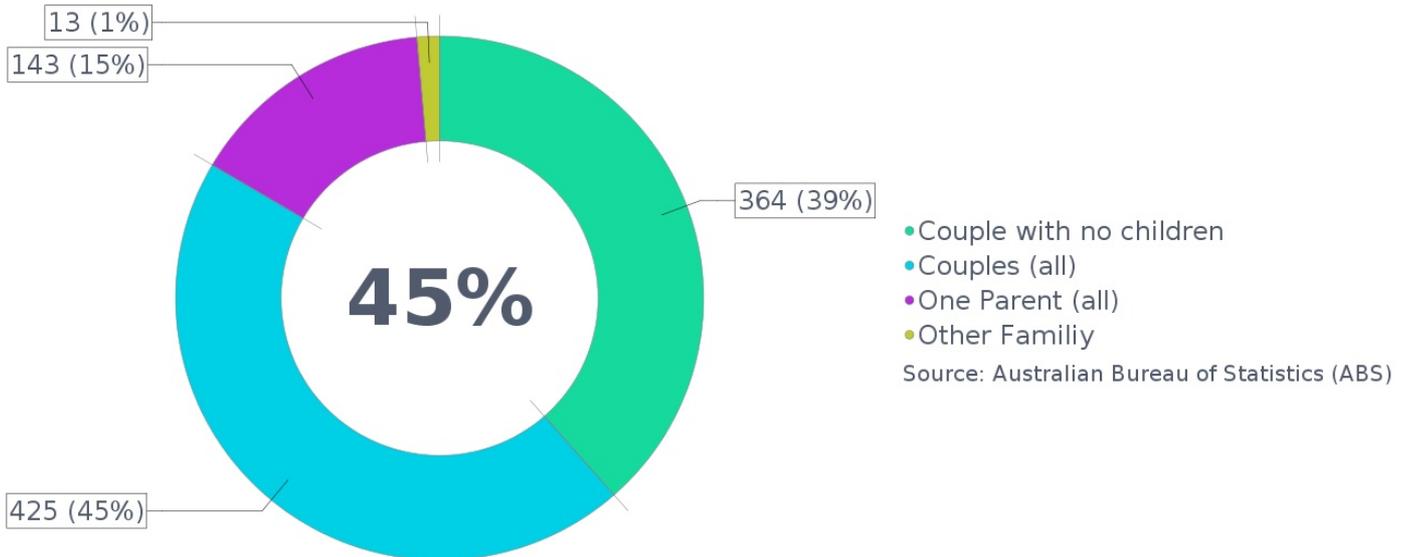
699 m² **3** **1** **2**

Apr 2023
41 Days

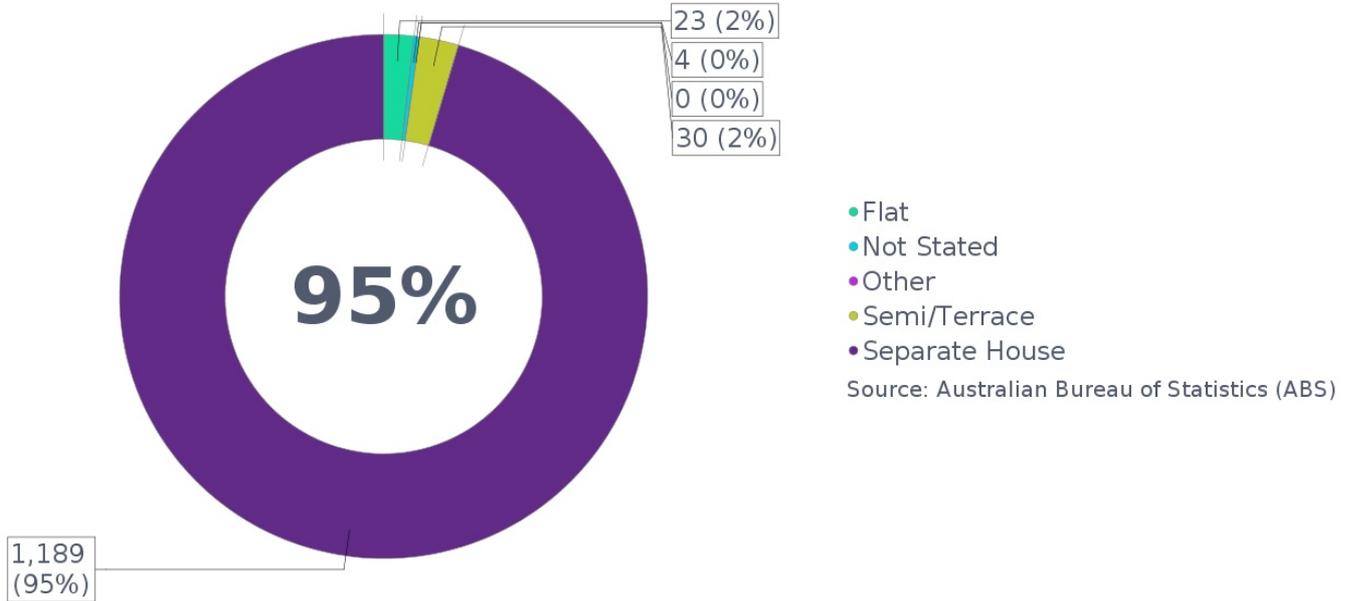
Age of Population (2021)



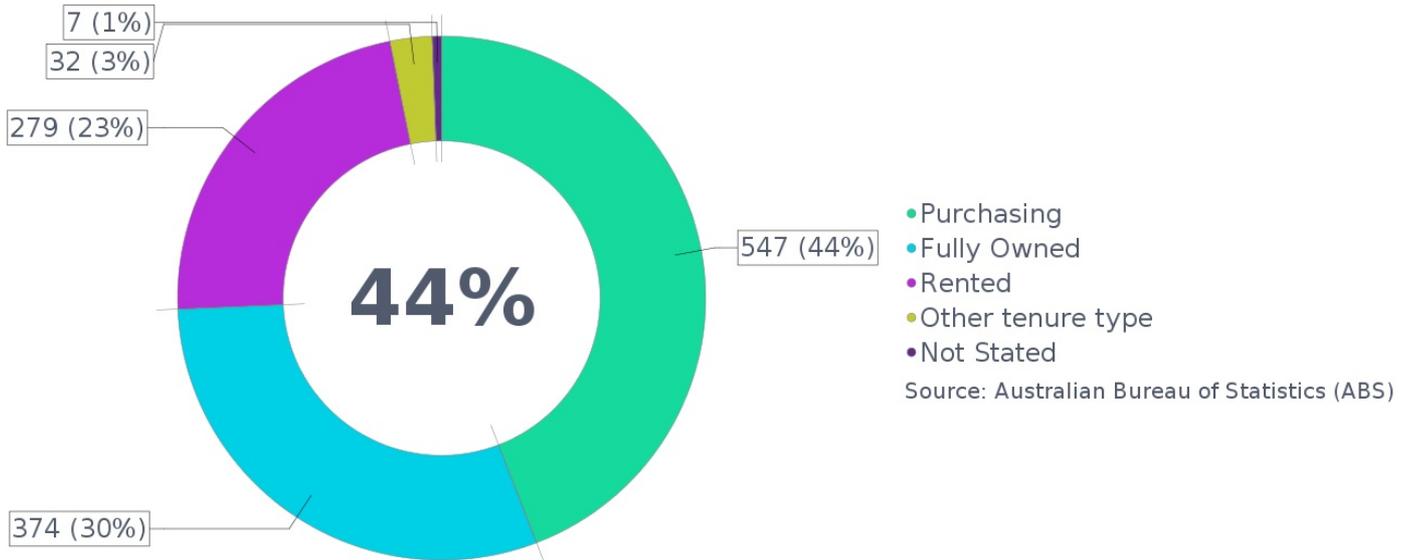
Family Composition (2021)



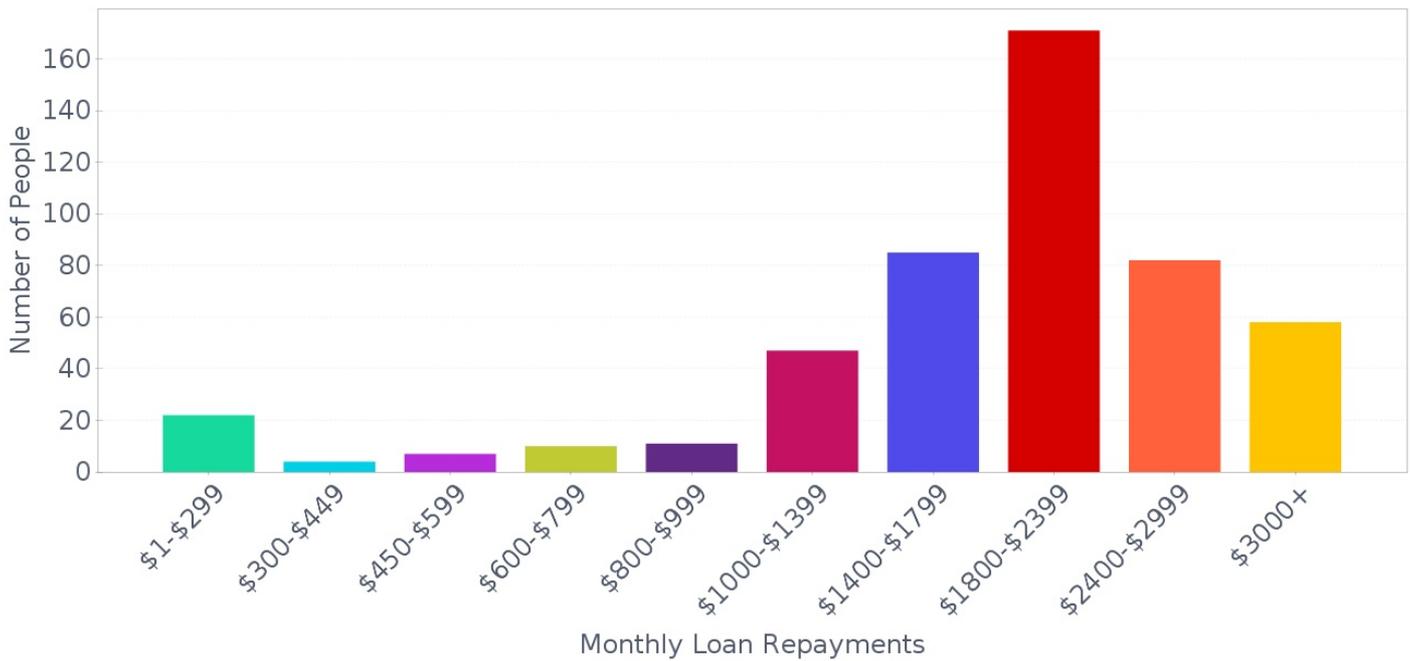
Dwelling Structure (2021)



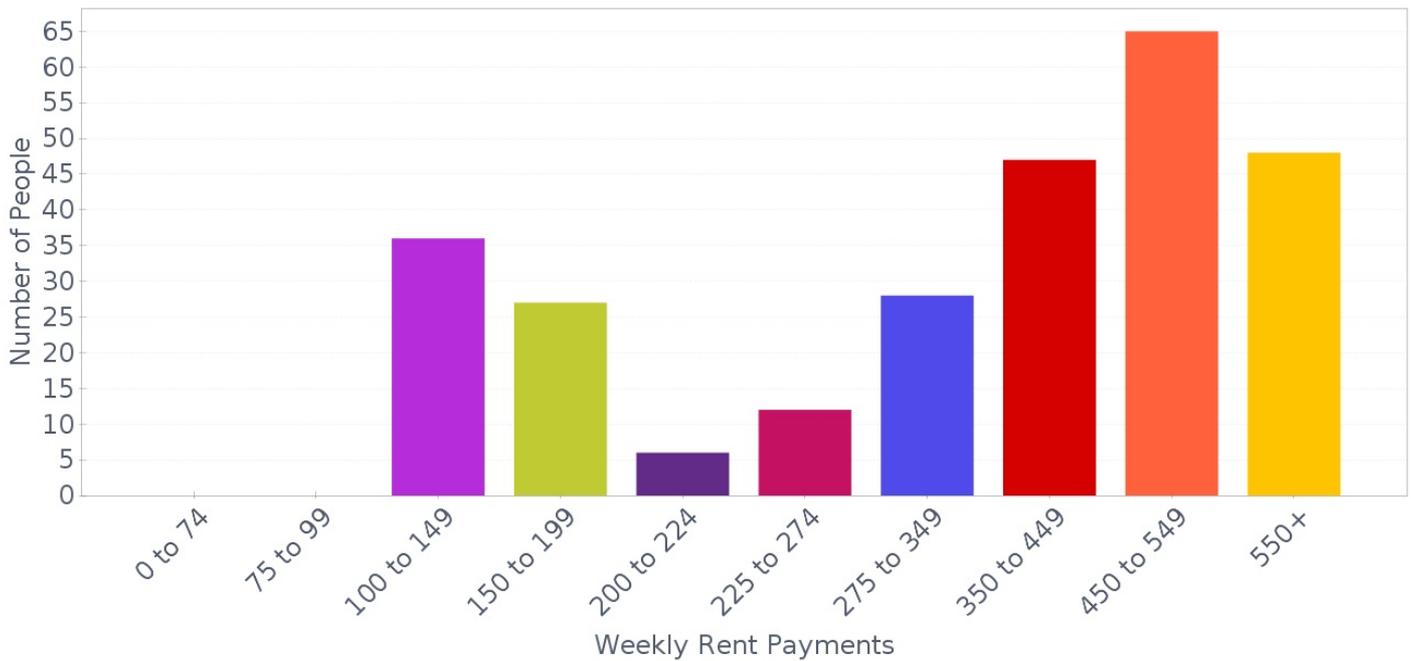
Home Ownership (2021)



Home Loan Repayments - Monthly (2021)

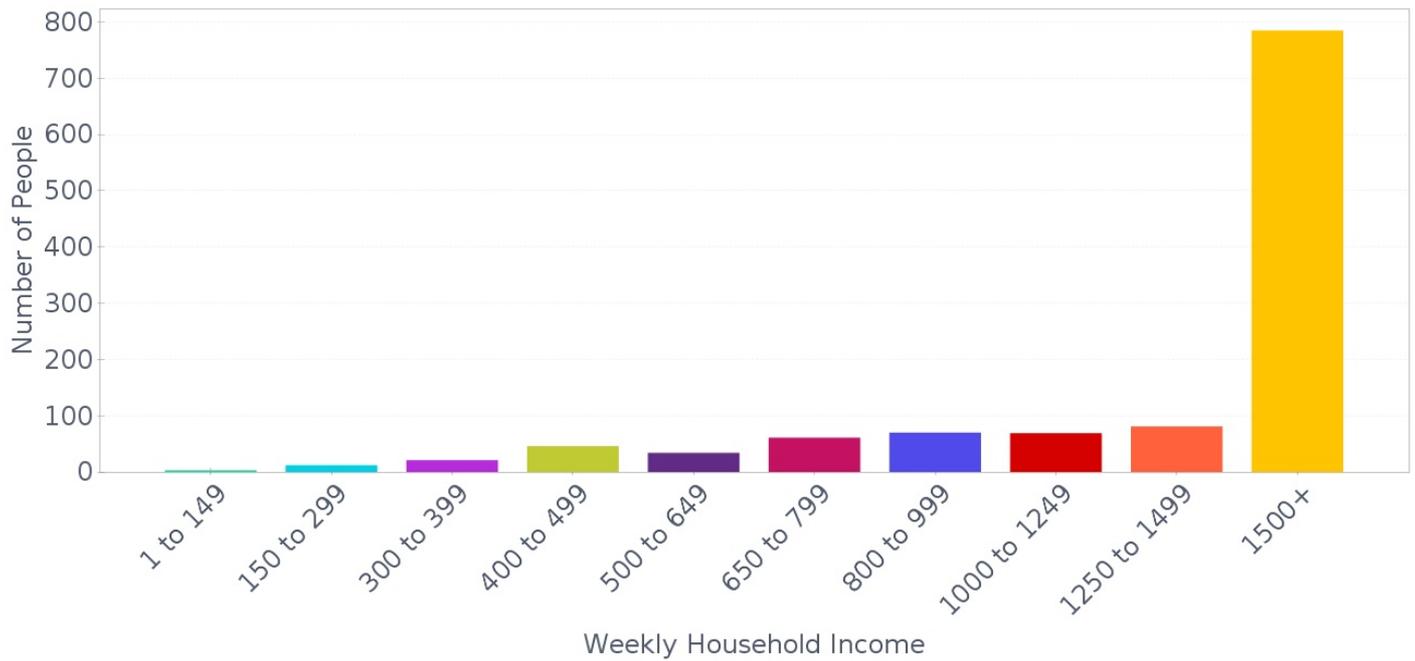


Rent Payments - Weekly (2021)

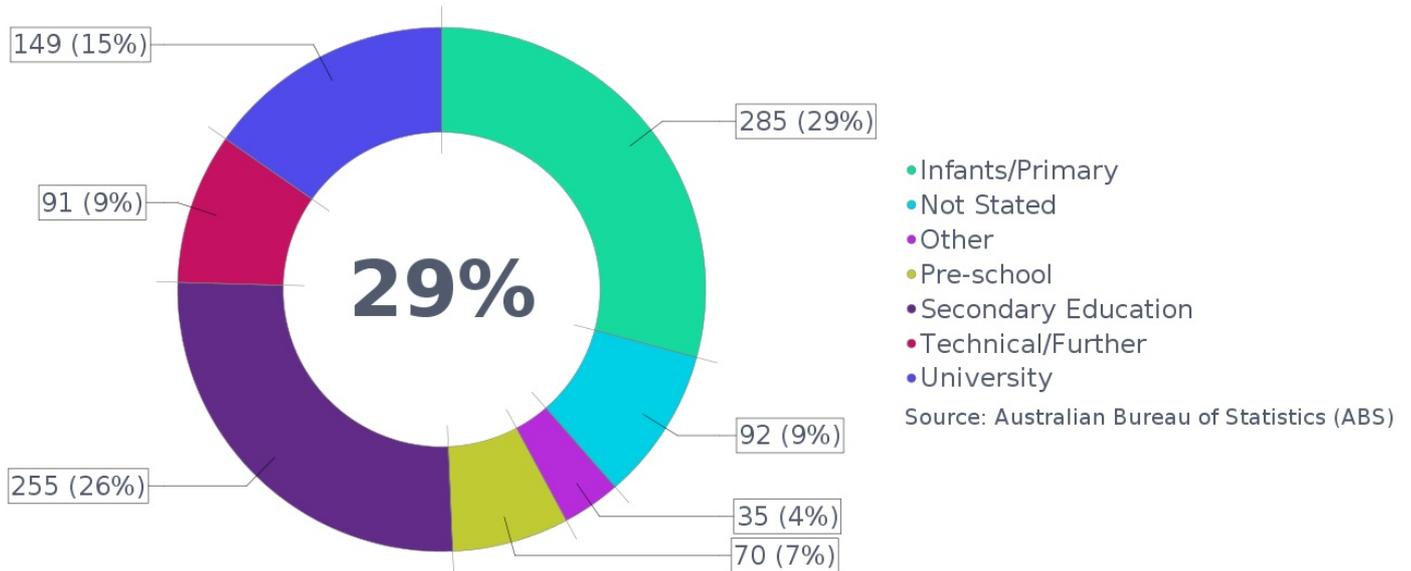




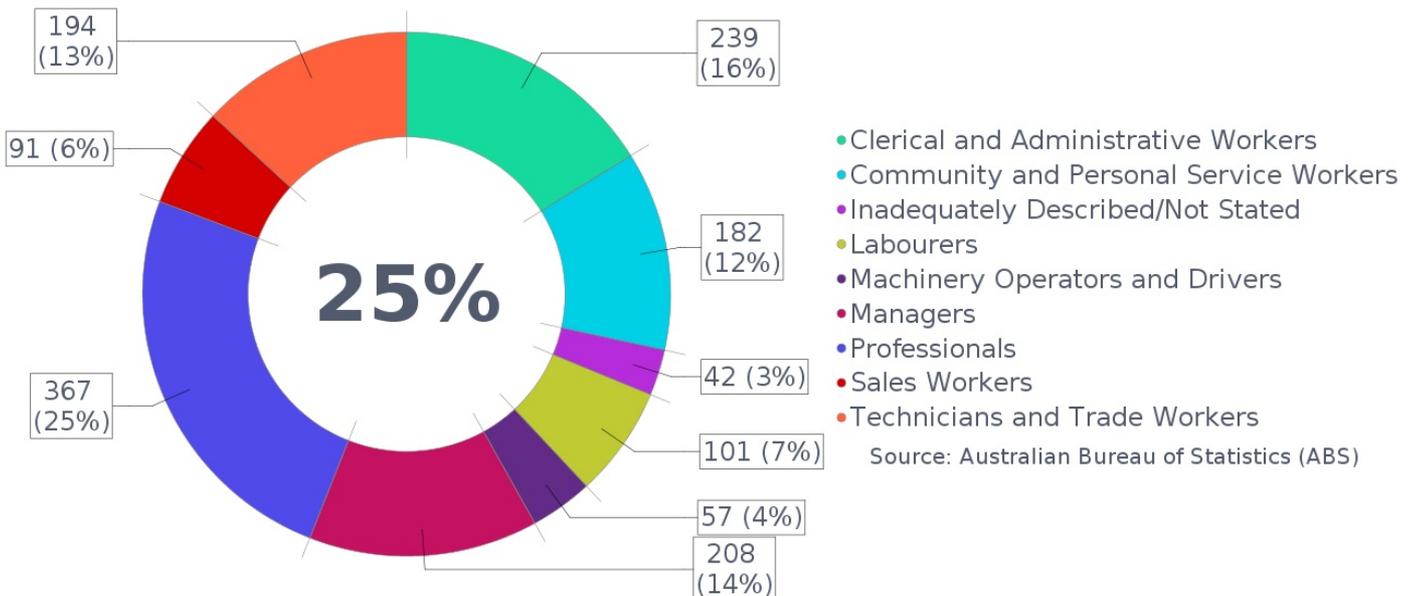
Household Income - Weekly (2021)



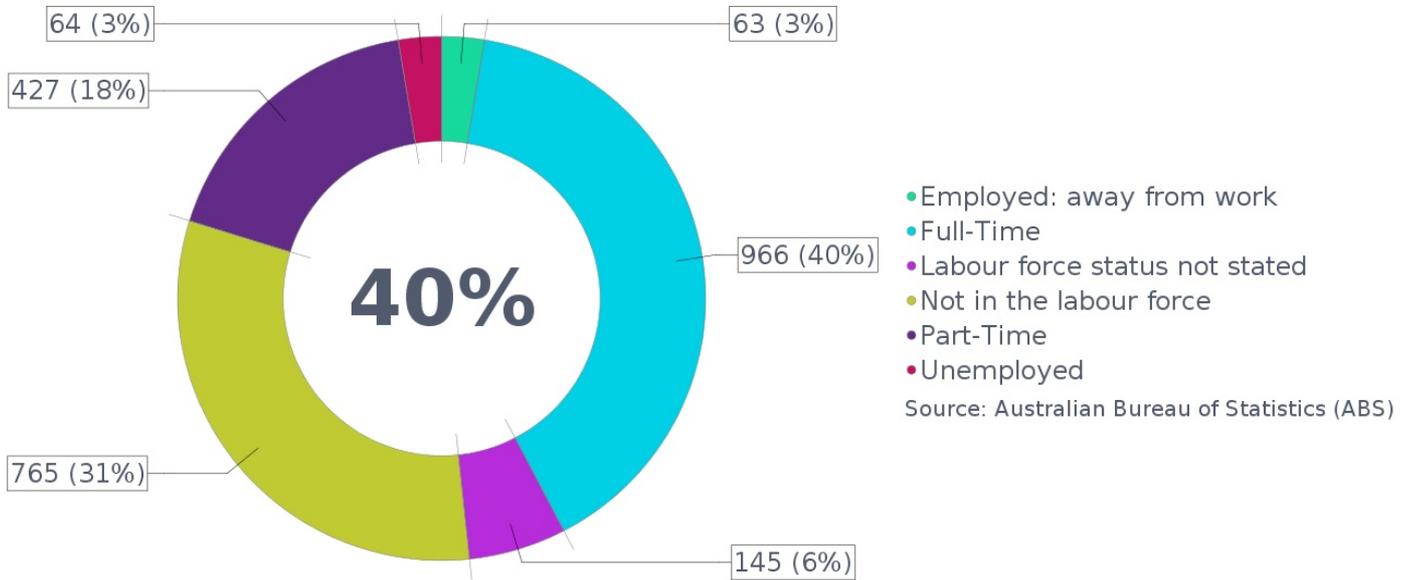
Non-School Qualification: Level of Education (2021)



Occupation (2021)



Employment (2021)



Method of Travel to Work (2021)

