



LAKE ALBERT - Suburb Map



Prepared on 06/06/2018 by Megan Lloyd, 02 6923 3555 at PRD Nationwide Wagga Wagga . © Property Data Solutions Pty Ltd 2018 (pricfinder.com.au)

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LAKE ALBERT - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2000	2	\$ 102,500	0.0 %	\$ 100,000	\$ 105,000
2001	8	\$ 114,250	11.5 %	\$ 51,000	\$ 150,000
2002	10	\$ 100,000	-12.5 %	\$ 10,000	\$ 120,000
2003	11	\$ 119,500	19.5 %	\$ 84,000	\$ 205,000
2004	4	\$ 176,000	47.3 %	\$ 118,500	\$ 216,000
2005	6	\$ 193,000	9.7 %	\$ 170,000	\$ 264,500
2006	6	\$ 187,500	-2.8 %	\$ 125,000	\$ 255,000
2007	2	\$ 392,500	109.3 %	\$ 80,000	\$ 705,000
2008	7	\$ 209,900	-46.5 %	\$ 155,000	\$ 226,500
2009	13	\$ 182,000	-13.3 %	\$ 150,000	\$ 418,000
2010	5	\$ 253,000	39.0 %	\$ 175,000	\$ 269,000
2011	4	\$ 215,000	-15.0 %	\$ 165,000	\$ 264,500
2012	1	\$ 182,000	-15.3 %	\$ 182,000	\$ 182,000
2013	3	\$ 175,000	-3.8 %	\$ 167,500	\$ 262,500
2014	6	\$ 188,250	7.6 %	\$ 147,000	\$ 229,000
2015	7	\$ 249,900	32.7 %	\$ 157,000	\$ 295,000
2016	2	\$ 400,000	60.1 %	\$ 400,000	\$ 400,000
2017	3	\$ 175,000	-56.2 %	\$ 173,000	\$ 195,000
2018	0				

Median Sale Price
\$175k

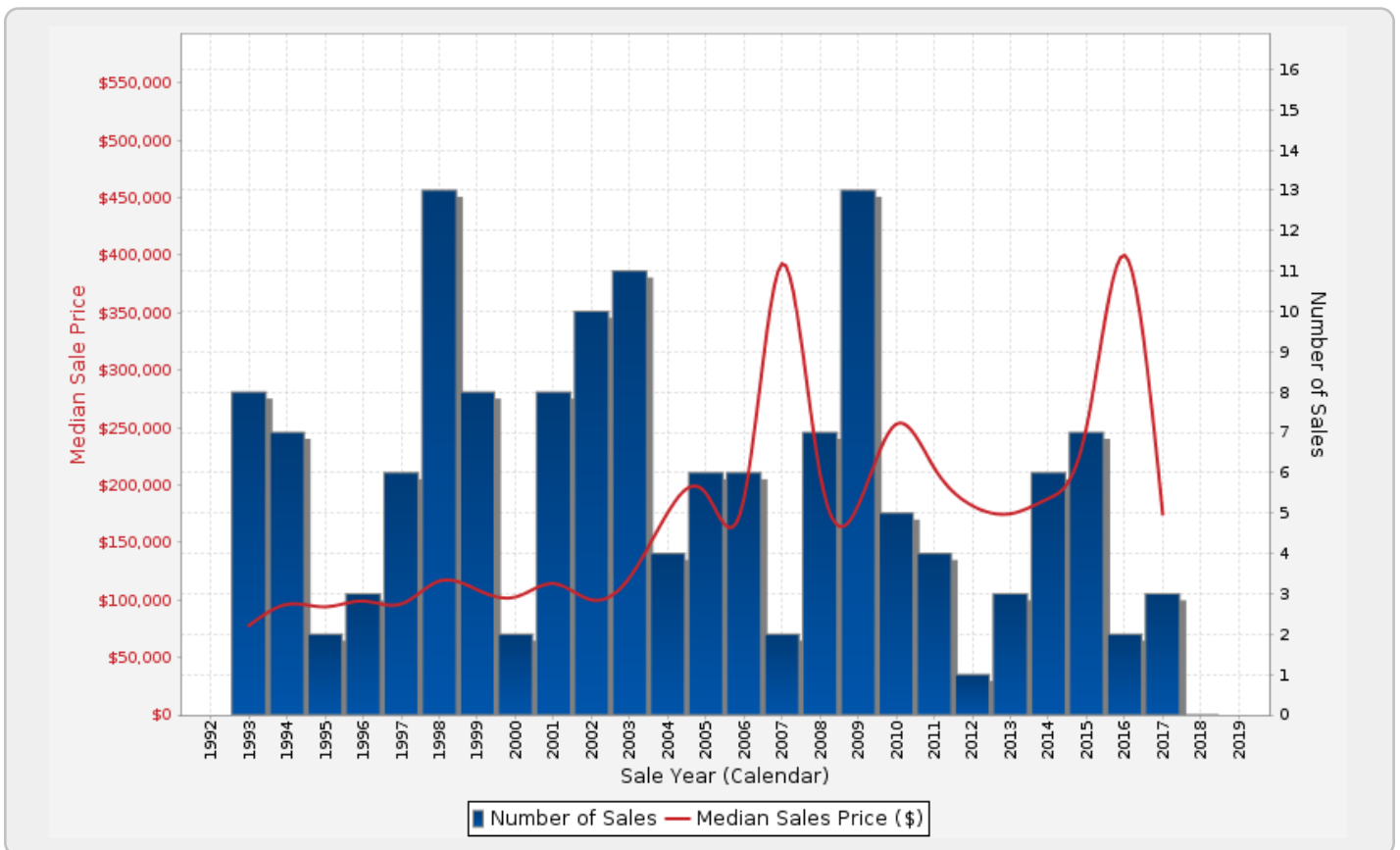
Based on 3 recorded Unit sales within the last 12 months (Apr '17 - Mar '18)

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

Suburb Growth
-56.2%

Current Median Price: \$175,000
Previous Median Price: \$400,000

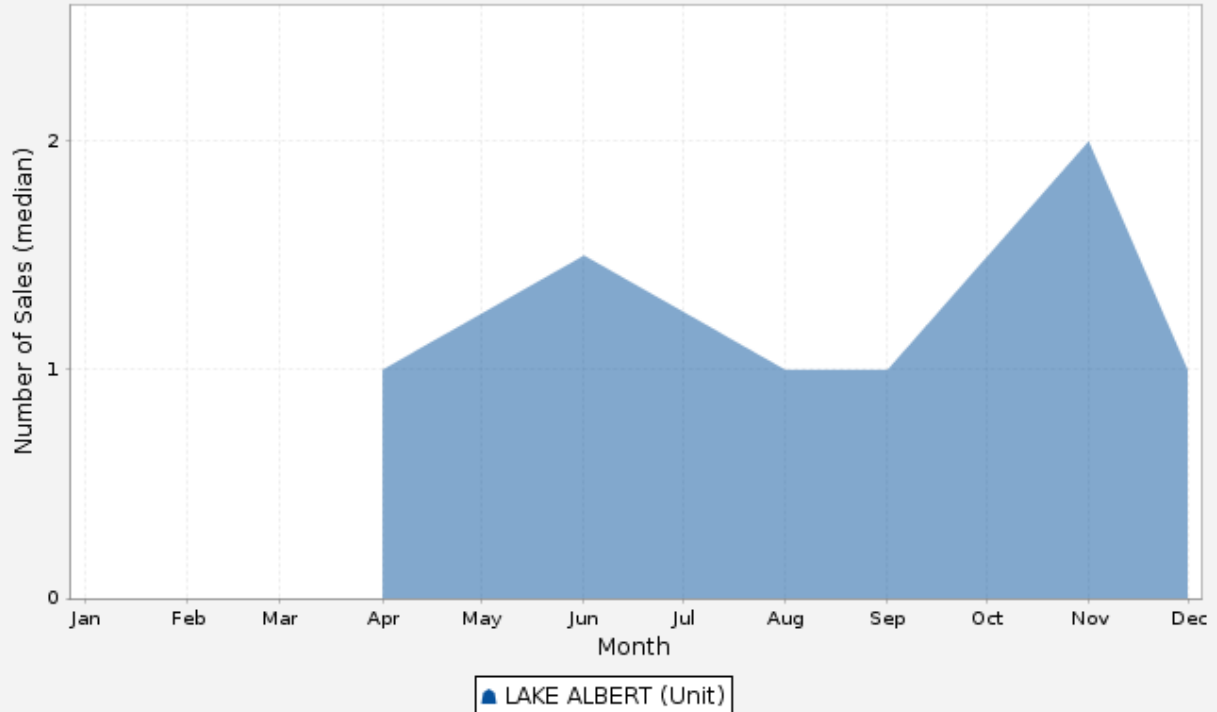
Based on 5 recorded Unit sales compared over the last two rolling 12 month periods





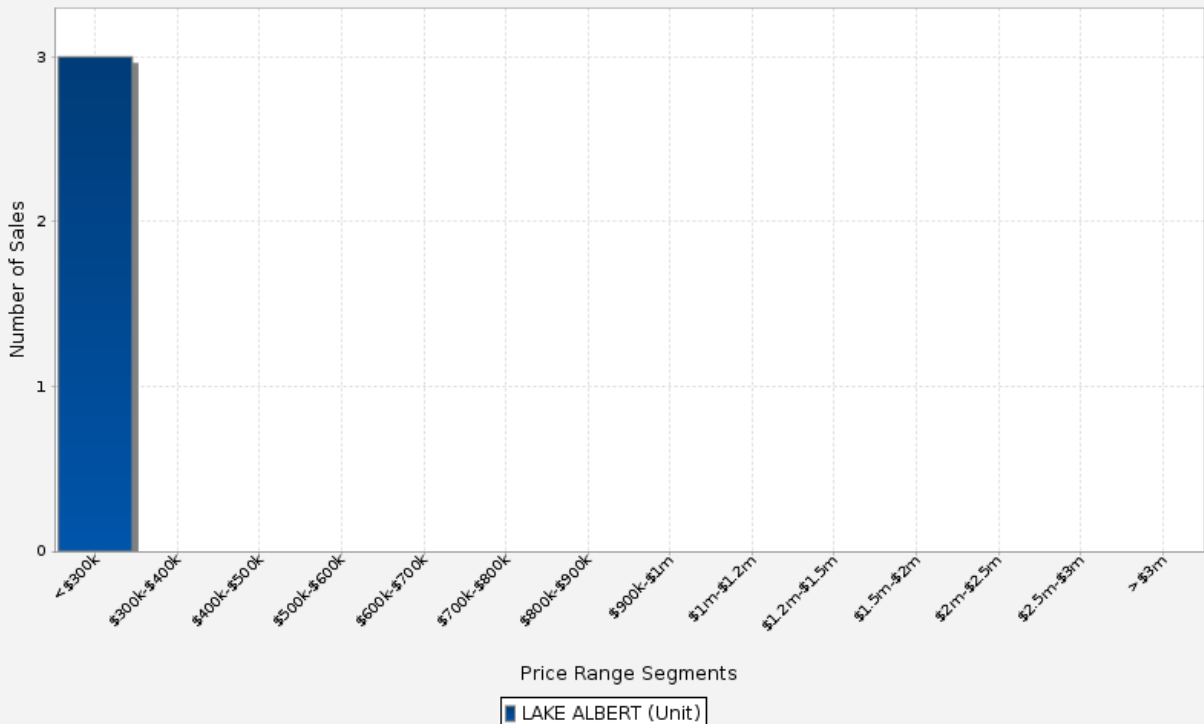
LAKE ALBERT - Peak Selling Periods

Peak Selling Periods (3 Years ending Mar 2018)



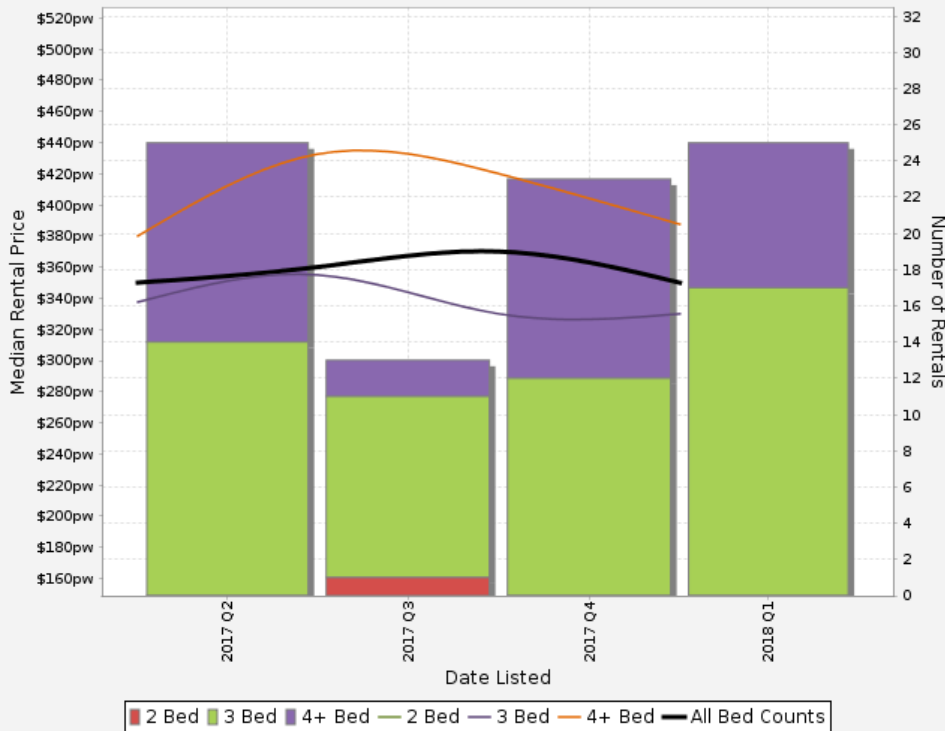
LAKE ALBERT - Price Range Segments

Price Range Segmentation (12 Months ending Mar '18)





LAKE ALBERT - Median Weekly Rents (Houses)

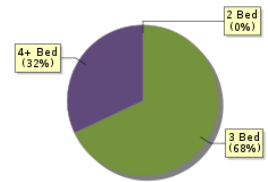


Suburb Sale Price Growth

-1.1%

Current Median Price: \$345,000
 Previous Median Price: \$349,000
 Based on 204 registered House sales compared over the last two rolling 12 month periods.

Bedroom Breakdown



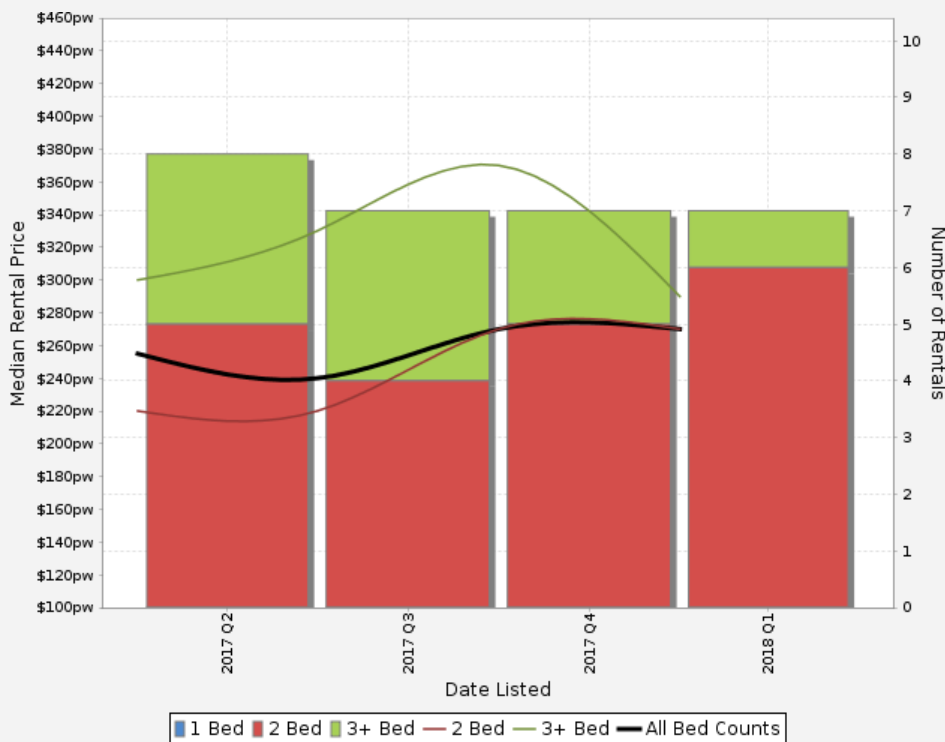
Suburb Rental Yield

+5.3%

Current Median Price: \$345,000
 Current Median Rent: \$350
 Based on 86 registered House sales compared over the last 12 months.



LAKE ALBERT - Median Weekly Rents (Units)

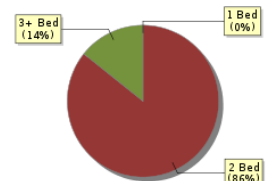


Suburb Sale Price Growth

-56.2%

Current Median Price: \$175,000
 Previous Median Price: \$400,000
 Based on 5 registered Unit sales compared over the last two rolling 12 month periods.

Bedroom Breakdown



Suburb Rental Yield

+8.0%

Current Median Price: \$175,000
 Current Median Rent: \$270
 Based on 29 registered Unit sales compared over the last 12 months.

SOLD

LAKE ALBERT - Recently Sold Properties

Median Sale Price

\$175k

Based on 3 recorded Unit sales within the last 12 months (Apr '17 - Mar '18)

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

Suburb Growth

-56.2%

Current Median Price: \$175,000
Previous Median Price: \$400,000

Based on 5 recorded Unit sales compared over the last two rolling 12 month periods

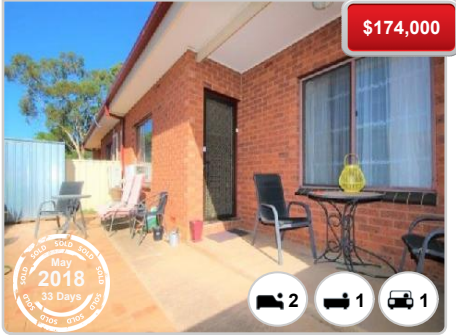
Sold Properties

3

Based on recorded Unit sales within the 12 months (Apr '17 - Mar '18)

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

6/42 INGLIS ST



RENT LAKE ALBERT - Properties For Rent

Median Rental Price

\$270 /w

Based on 29 recorded Unit rentals within the last 12 months (Apr '17 - Mar '18)

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

Rental Yield

+8.0%

Current Median Price: \$175,000
Current Median Rent: \$270

Based on 3 recorded Unit sales and 29 Unit rentals compared over the last 12 months

Number of Rentals

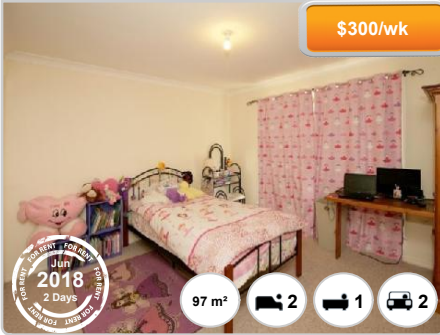
29

Based on recorded Unit rentals within the last 12 months (Apr '17 - Mar '18)

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

2/2 HONEYSUCKLE PLACE

\$300/wk

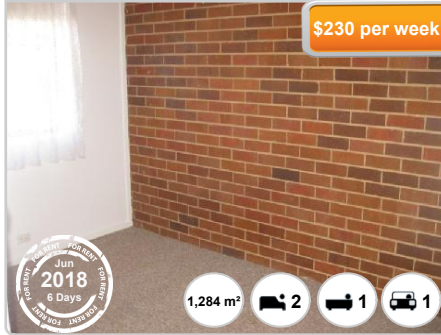


97 m²



2/2 INGLIS STREET

\$230 per week



1,284 m²



1/2 MAGNOLIA PARADE

\$260.00



6 Taupo Crescent

\$420 per week



1/50 Geneva Crescent

\$215 Weekly



934 m²



6 B Taupo Drive

\$425 per week



419 m²



2/426 Koorungal Road

\$240.00 per



752 m²



1/426 Koorungal Road

\$240.00 per



752 m²



1/426 Koorungal Road

\$250 per week



752 m²

