

## LAKE ALBERT - Suburb Map



Prepared on 24/05/2022 by PRD Nationwide Wagga Wagga . © Property Data Solutions Pty Ltd 2022 (pricefinder.com.au)

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## LAKE ALBERT - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2004	139	\$ 260,000	0.0 %	\$ 82,500	\$ 675,000
2005	127	\$ 255,000	-1.9 %	\$ 104,000	\$ 725,100
2006	136	\$ 265,000	3.9 %	\$ 60,000	\$ 710,000
2007	140	\$ 280,000	5.7 %	\$ 45,000	\$ 4,935,000
2008	121	\$ 277,750	-0.8 %	\$ 120,000	\$ 900,000
2009	137	\$ 299,000	7.7 %	\$ 150,000	\$ 1,000,000
2010	110	\$ 317,500	6.2 %	\$ 130,000	\$ 970,000
2011	99	\$ 310,000	-2.4 %	\$ 145,500	\$ 860,000
2012	100	\$ 305,000	-1.6 %	\$ 68,709	\$ 855,000
2013	117	\$ 316,000	3.6 %	\$ 76,000	\$ 880,000
2014	83	\$ 315,000	-0.3 %	\$ 130,000	\$ 960,000
2015	128	\$ 347,500	10.3 %	\$ 207,500	\$ 1,130,000
2016	120	\$ 344,000	-1.0 %	\$ 182,000	\$ 1,100,000
2017	110	\$ 357,500	3.9 %	\$ 120,000	\$ 1,035,000
2018	116	\$ 370,000	3.5 %	\$ 161,000	\$ 1,329,000
2019	103	\$ 420,000	13.5 %	\$ 75,000	\$ 2,300,000
2020	115	\$ 415,000	-1.2 %	\$ 170,000	\$ 2,422,500
2021	130	\$ 471,500	13.6 %	\$ 127,500	\$ 1,750,000
2022	28	\$ 540,000	14.5 %	\$ 285,000	\$ 17,600,000

## Median Sale Price

\$520k

Based on 123 recorded House sales within the last 12 months (Apr '21 - Mar '22)

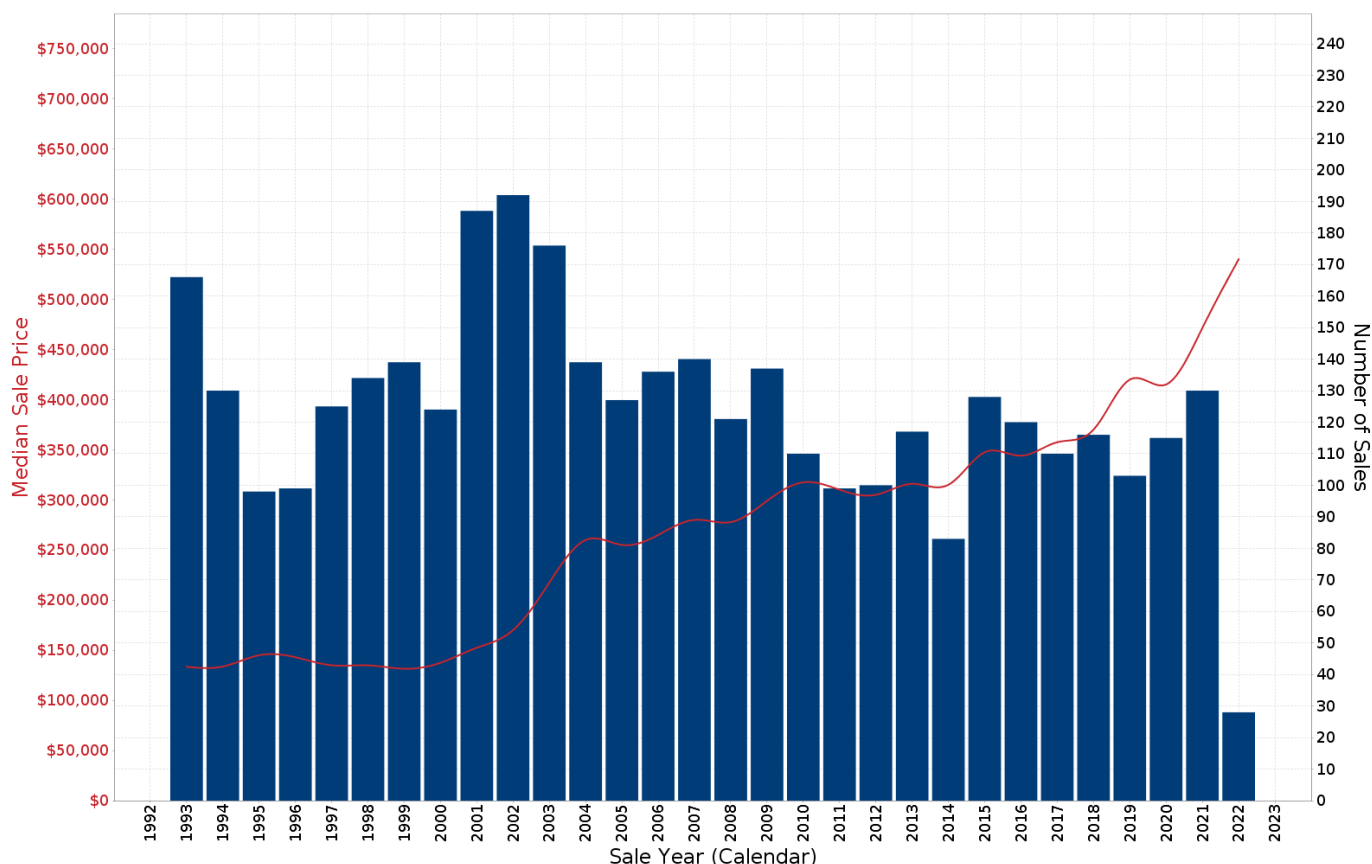
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

+25.3%

Current Median Price: \$519,900  
Previous Median Price: \$415,000

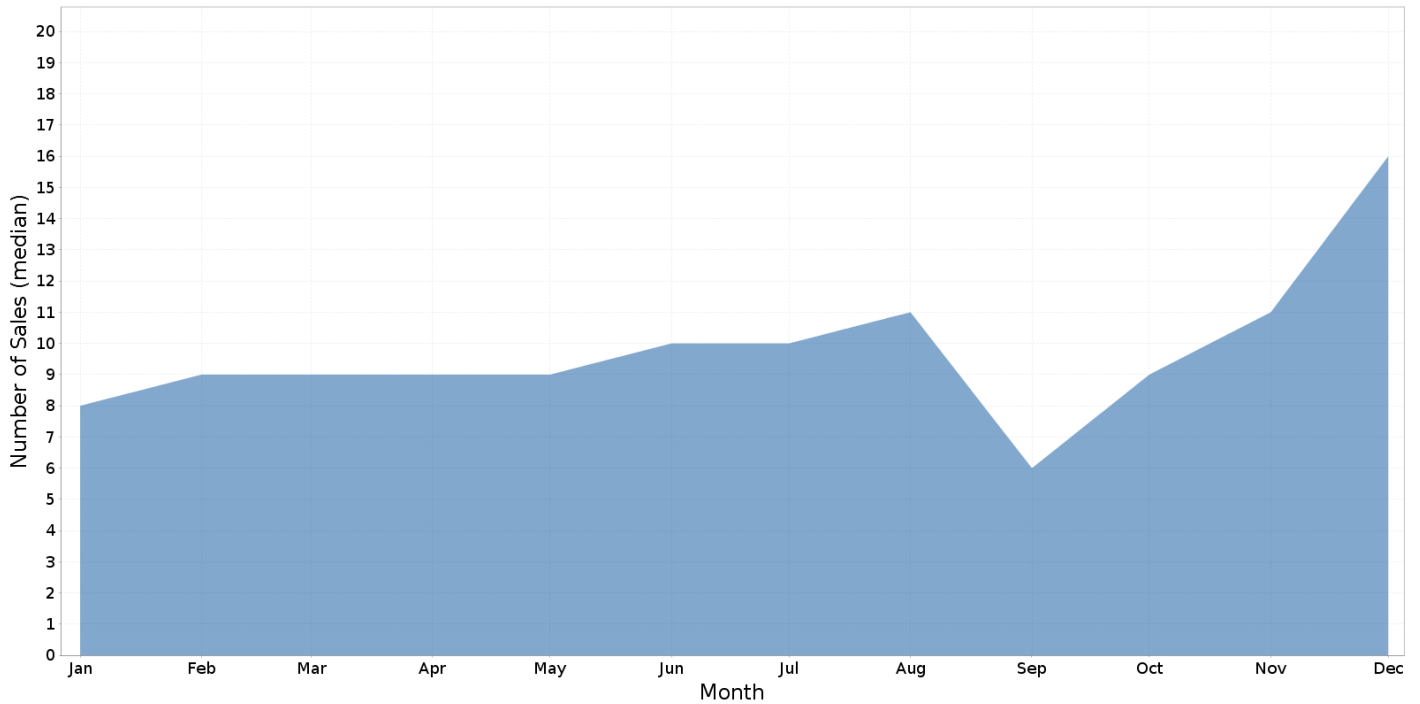
Based on 248 recorded House sales compared over the last two rolling 12 month periods



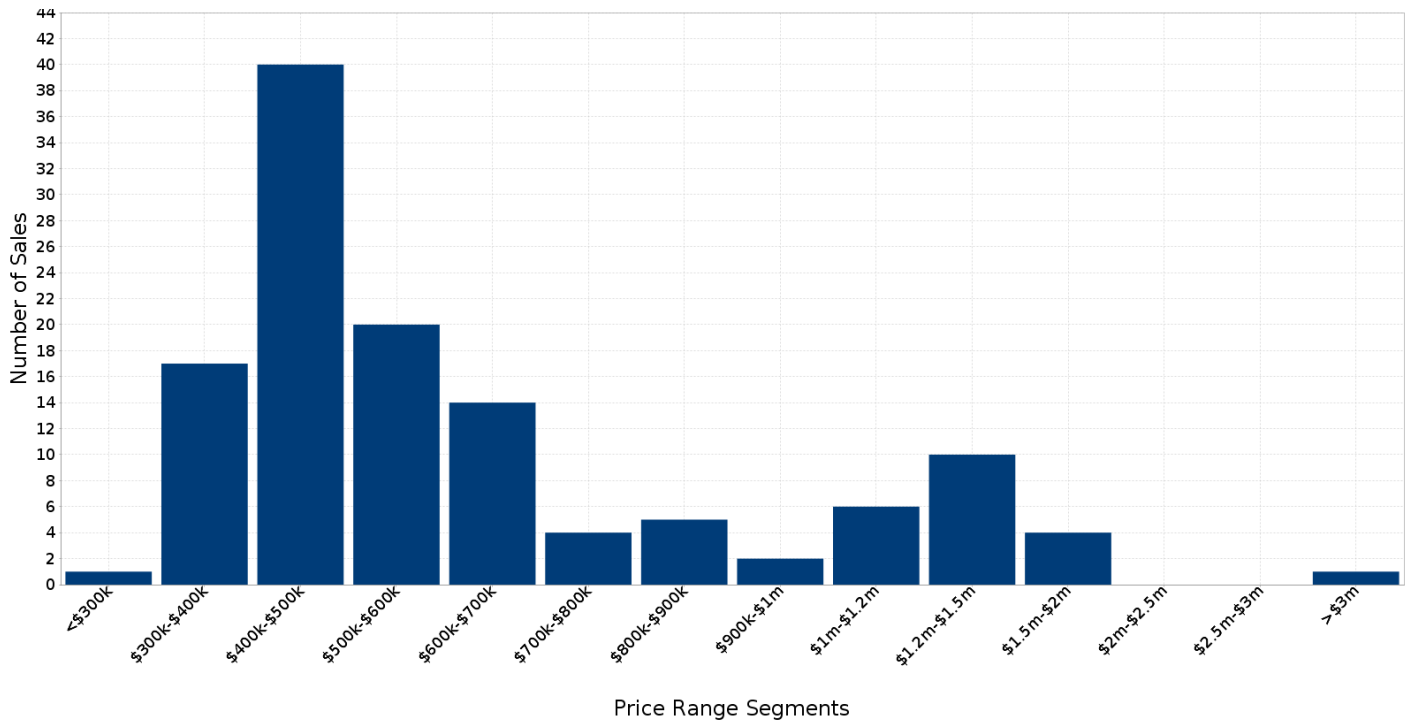
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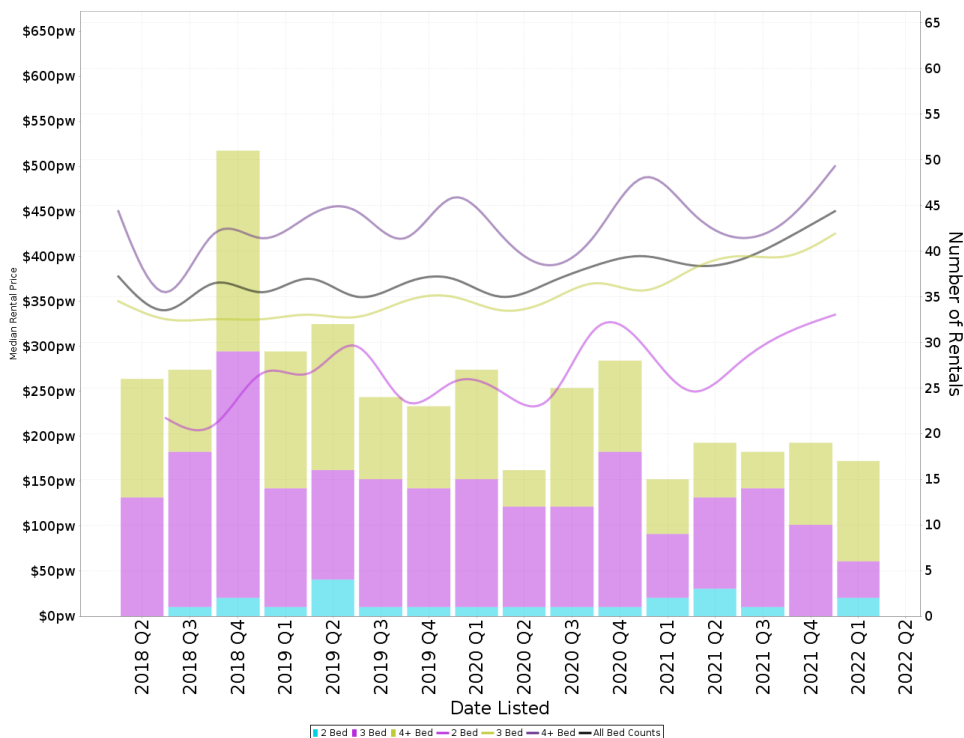
## LAKE ALBERT - Peak Selling Periods



## LAKE ALBERT - Price Range Segments



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+25.3%**

Current Median Price: \$519,900  
Previous Median Price: \$415,000

Based on 248 registered House sales compared over the last two rolling 12 month periods.

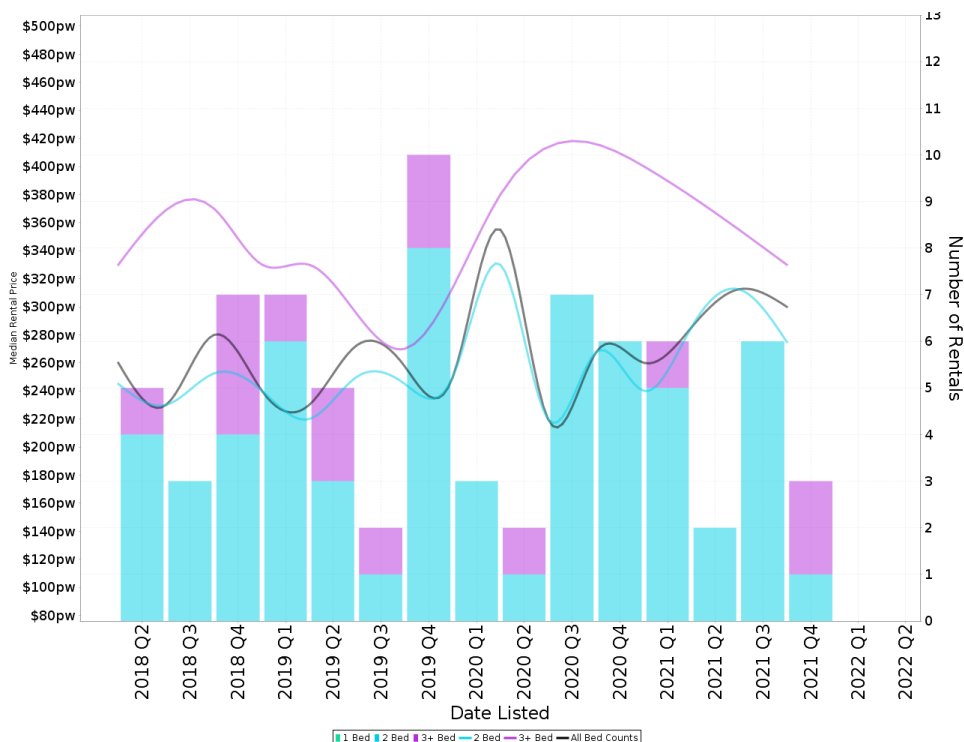
### Suburb Rental Yield

**+3.6%**

Current Median Price: \$519,900  
Current Median Rent: \$360

Based on 133 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+5.2%**

Current Median Price: \$336,500  
Previous Median Price: \$320,000

Based on 10 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.9%**

Current Median Price: \$336,500  
Current Median Rent: \$255

Based on 22 registered Unit rentals compared over the last 12 months.

## LAKE ALBERT - Recently Sold Properties

Median Sale Price

**\$520k**

Based on 123 recorded House sales within the last 12 months (Apr '21 - Mar '22)

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

Suburb Growth

**+25.3%**

Current Median Price: \$519,900  
Previous Median Price: \$415,000

Based on 248 recorded House sales compared over the last two rolling 12 month periods

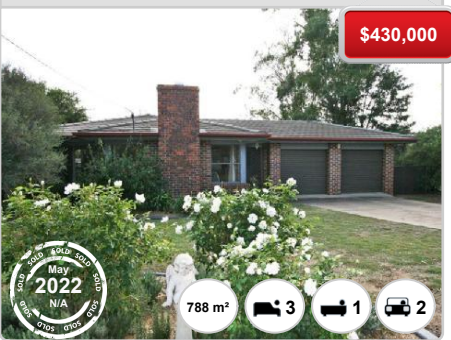
# Sold Properties

**123**

Based on recorded House sales within the 12 months (Apr '21 - Mar '22)

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

51 BRUNSKILL RD



**\$430,000**



788 m<sup>2</sup> 3 1 2

65 BALMORAL CRES

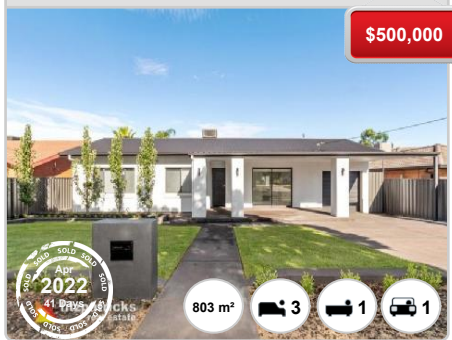


**\$670,000**



1,040 m<sup>2</sup> 4 3 2

60 MAIN ST



**\$500,000**



803 m<sup>2</sup> 3 1 1

17 CRAFT ST



**\$355,000**



437 m<sup>2</sup> 2 1 2

7 KING ST

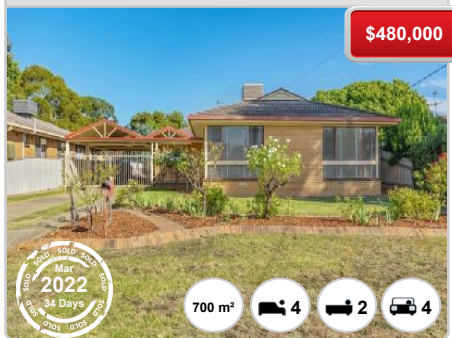


**\$572,500**



707 m<sup>2</sup> 4 2 2

26 NICHOLI CRES

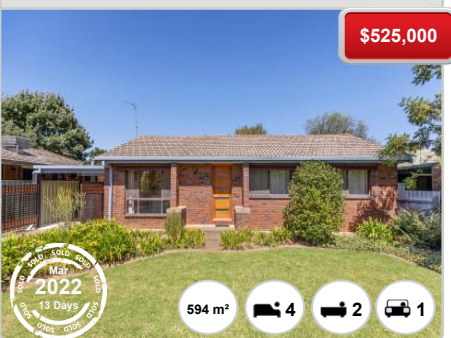


**\$480,000**



700 m<sup>2</sup> 4 2 4

56 MAPLE RD

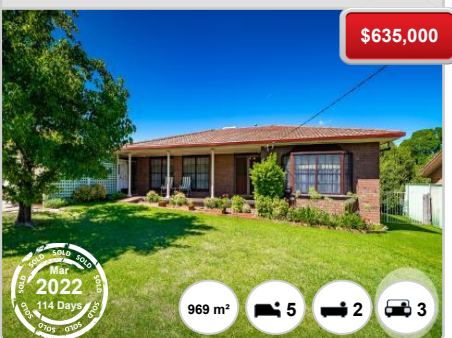


**\$525,000**



594 m<sup>2</sup> 4 2 1

14 AVON AVE



**\$635,000**



969 m<sup>2</sup> 5 2 3

430 LAKE ALBERT RD



**\$520,000**



697 m<sup>2</sup> 5 2 1



## 18 GREVILLEA CRES



**\$530,000**

**SOLD** May 2022  
27 Days

725 m<sup>2</sup> 3 1 1

## 10 BIRCH RD

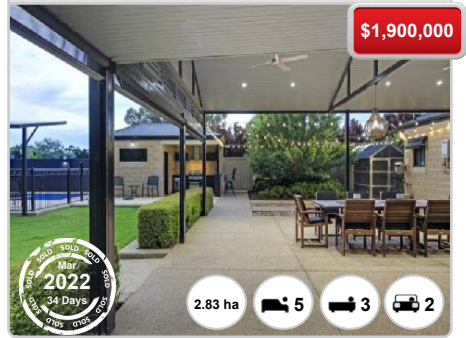


**\$1,400,000**

**SOLD** May 2022  
10 Days

2.15 ha - - -

## 326 MITCHELL RD

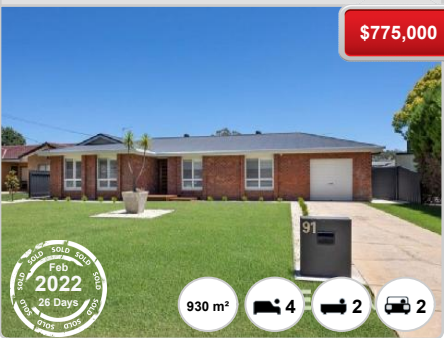


**\$1,900,000**

**SOLD** May 2022  
34 Days

2.83 ha 5 3 2

## 91 BALMORAL CRES



**\$775,000**

**SOLD** Feb 2022  
26 Days

930 m<sup>2</sup> 4 2 2

## 29 GRAHAM ST



**\$285,000**

**SOLD** Feb 2022  
10 Days

2,022 m<sup>2</sup> - - -

## 73 MANUKA RD



**\$1,350,000**

**SOLD** Feb 2022  
178 Days

1.41 ha 6 2 6

## 11 LAVENDER PL



**\$485,000**

**SOLD** Feb 2022  
8 Days

788 m<sup>2</sup> 3 1 2

## 478 LAKE ALBERT RD

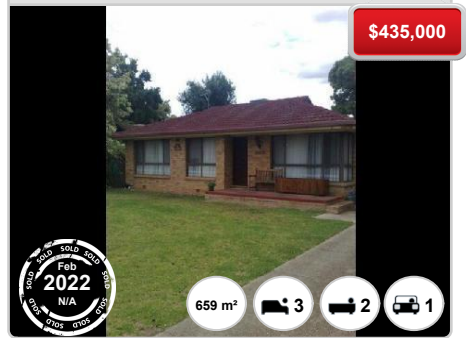


**\$550,000**

**SOLD** Feb 2022  
69 Days

662 m<sup>2</sup> 4 2 3

## 74 JASMIN CRES



**\$435,000**

**SOLD** Feb 2022  
N/A

659 m<sup>2</sup> 3 2 1

## 98 DALKEITH AVE



**\$870,000**

**SOLD** Feb 2022  
126 Days

930 m<sup>2</sup> 4 2 2

## 6 GENEVA CRES



**\$470,000**

**SOLD** Feb 2022  
41 Days

666 m<sup>2</sup> 3 1 1

## 19 KYEAMBA AVE



**\$1,200,000**

**SOLD** Feb 2022  
N/A

2.06 ha 4 3 30

**SOLD off market..**  
Listed by Adam Humbert 0401 049 602  
Sold by Chris Ward 0448 825 806  
Kitson PROPERTY

## LAKE ALBERT - Properties For Rent

### Median Rental Price

# \$360 /w

Based on 133 recorded House rentals within the last 12 months (Apr '21 - Mar '22)

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

### Rental Yield

# +3.6%

Current Median Price: \$519,900  
Current Median Rent: \$360

Based on 123 recorded House sales and 133 House rentals compared over the last 12 months

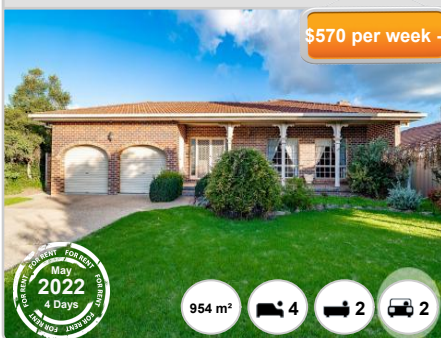
### Number of Rentals

# 133

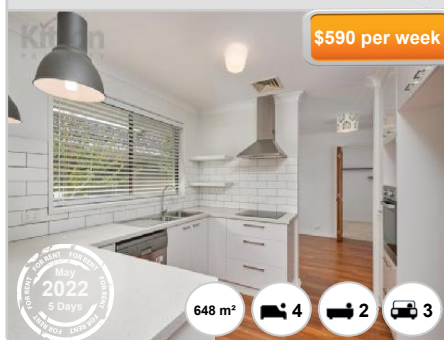
Based on recorded House rentals within the last 12 months (Apr '21 - Mar '22)

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

#### 23 Myall Crescent



#### 19 EASTLAKE DRIVE



#### 30 GENEVA CRESCENT



#### 15 EASTLAKE DRIVE



#### 75 BALMORAL CRESCENT



#### 401 INGLEWOOD ROAD

