

CAVEAT FOR SINGAPORE DISTRICT 10

RECENT TRANSACTED PRICES FOR HOUSES/ CONDOS/ APARTMENTS

From Sept 2007 to Nov2007 (Updated on 12 Nov)

INFO SOURCED FROM SG LAND AUTHORITY/ URA

COMPILED BY FAMILY TEAM - PANNIR, LAYHONG, SANDY, KEVIN, LEON

For full details and updated version, please contact our family team at 8200 8800 or visit our team's website at <http://www.mypropnex.com>



Project Name	Road Name	Type	TOP	Tenure	Size (Sqft)	Transacted	PSF Price	Month
8 Napier	Napier Rd	CONDO		FH	2755	\$10,816,426	\$3,927	Sep-07
Allsworth Park	Holland Rd	CONDO	1985	999:1885	1033	\$1,140,000	\$1,104	Sep-07
Allsworth Park	Holland Rd	CONDO	1985	999:1885	1033	\$1,232,000	\$1,193	Sep-07
Allsworth Park	Holland Rd	CONDO	1985	999:1885	1033	\$1,380,000	\$1,336	Oct-07
Ardmore Park	Ardmore Park	CONDO	2001	FH	2884	\$10,100,000	\$3,502	Oct-07
Aston The	Kay Poh Rd	APT	12/2002	FH	667	\$880,000	\$1,319	Sep-07
Aston The	Kay Poh Rd	APT	12/2002	FH	1011	\$1,260,000	\$1,246	Oct-07
Aston The	Kay Poh Rd	APT	12/2002	FH	656	\$1,051,200	\$1,602	Oct-07
Astridville	Jln Ampang	CONDO	1985	FH	2432	\$2,530,000	\$1,040	Oct-07
Balmoral Gate	Balmoral Rd	CONDO	1994	FH	1270	\$1,485,000	\$1,170	Sep-07
Balmoral Heights	Balmoral Cres	APT	2004	FH	549	\$1,070,000	\$1,950	Sep-07
Balmoral Point	Balmoral Rd	APT	1974	FH	2529	\$3,780,000	\$1,495	Sep-07
Balmoral Spring The	Balmoral Cres	APT	2000	FH	1076	\$1,560,000	\$1,450	Sep-07
Belmond Green	Balmoral Rd	CONDO	04/2004	FH	1334	\$2,250,000	\$1,686	Sep-07
Belmond Green	Balmoral Rd	CONDO	04/2004	FH	1549	\$2,950,000	\$1,904	Sep-07
Belmond Green	Balmoral Rd	CONDO	04/2004	FH	1065	\$1,920,000	\$1,802	Oct-07
Botanic Gardens View	Taman Serasi	APT		FH	1410	\$2,030,000	\$1,440	Sep-07
Boulevard Residences Th	Cuscaden Walk	APT	2005	FH	2034	\$8,000,000	\$3,934	Oct-07
Casa Jervois	Jervois Rd	APT	1990	FH	1227	\$1,690,000	\$1,378	Sep-07
Casabella	Duchess Ave	CONDO	2005	FH	1410	\$1,900,000	\$1,348	Oct-07
Charming Gardens	King's Rd	CONDO	1984	999:1875	1797	\$2,450,000	\$1,363	Sep-07
Chiverton	Ewe Boon Rd	APT	2003	FH	1291	\$1,480,000	\$1,146	Sep-07
Cliften	Ewe Boon Rd	APT	2006	FH	1065	\$1,420,000	\$1,333	Oct-07
Cornwall The	Cornwall Gardens	CONDO	04/2006	FH	882	\$1,250,000	\$1,417	Sep-07
Cornwall The	Cornwall Gardens	CONDO	04/2006	FH	764	\$1,130,888	\$1,480	Sep-07

Corona Ville	Jln Haji Alias	CONDO	1982	FH	1528	\$1,270,000	\$831	Sep-07
Corona Ville	Jln Haji Alias	CONDO	1982	FH	1528	\$1,290,000	\$844	Oct-07
Cuscaden Residences	Cuscaden Rd	CONDO	2002	FH	1442	\$3,417,540	\$2,370	Oct-07
Duchess Crest	Duchess Ave	CONDO	09/1999	99:24/06/1995	1711	\$1,625,450	\$950	Sep-07
Duet	Holland Rd	CONDO	09/2005	FH	1743	\$2,700,000	\$1,549	Sep-07
Dukes Residences	Duke's Rd	APT		FH	1076	\$2,140,000	\$1,989	Sep-07
Dukes Residences	Duke's Rd	APT	01/2012e	FH	1582	\$2,871,000	\$1,815	Oct-07
Dynasty Gardens	Sixth Ave	CONDO	1979	FH	1141	\$1,180,000	\$1,035	Sep-07
Ford @ Holland The	Ford Ave	CONDO		FH	1151	\$1,730,000	\$1,503	Sep-07
Ford @ Holland The	Ford Ave	CONDO		FH	420	\$630,000	\$1,501	Oct-07
Garlick Ville	Sixth Cres	TERRACE	1997	FH	2055	\$2,750,000	\$1,338	Sep-07
Glentrees	Mount Sinai Lane	CONDO	2005	999:1885	1991	\$2,700,000	\$1,356	Sep-07
Glentrees	Mount Sinai Lane	CONDO	2005	999:1885	1442	\$2,100,000	\$1,456	Sep-07
Glentrees	Mount Sinai Lane	CONDO	2005	999:1885	3153	\$3,470,000	\$1,101	Oct-07
Grange Infinite	Grange Rd	CONDO		FH	2217	\$7,053,000	\$3,182	Sep-07
Grange Infinite	Grange Rd	CONDO		FH	2367	\$7,164,000	\$3,026	Oct-07
Grange Residences	Grange Rd	CONDO	2004	FH	2582	\$6,250,000	\$2,420	Sep-07
Grange The	Grange Gardens	CONDO		FH	2292	\$5,388,000	\$2,351	Oct-07
Grange The	Grange Gardens	CONDO		FH	1743	\$4,185,600	\$2,401	Oct-07
Grange The	Grange Gardens	CONDO		FH	2292	\$5,961,800	\$2,601	Oct-07
Henry Park	Grove Drive	SEMI-D	1977	FH	5565	\$4,375,000	\$786	Sep-07
Holt Residences	Holt Rd	APT	02/2001	FH	2120	\$3,117,870	\$1,471	Sep-07
Holt Residences	Holt Rd	APT	02/2001	FH	2873	\$4,150,000	\$1,445	Oct-07
Jervois Jade Apts	Jervois Close	APT	09/2000	99:09/04/1998	1496	\$1,322,000	\$884	Sep-07
Jervois Lodge	Jervois Rd	CONDO	12/1997	FH	1377	\$1,583,000	\$1,149	Oct-07
Jervois Lodge	Jervois Rd	CONDO	12/1997	FH	1539	\$1,771,000	\$1,151	Oct-07
Kasturina Lodge	Kay Poh Rd	APT	12/1999	FH	753	\$880,000	\$1,168	Oct-07
King's 8	King's Rd	DETACHED	12/2010e	FH	5315	\$4,635,000	\$872	Sep-07
Latitude	Jln Mutiara	CONDO		FH	1323	\$3,320,000	\$2,509	Oct-07
Loft The	Nassim Hill	CONDO	2002	99:24/04/1999	1829	\$4,209,000	\$2,301	Sep-07
Marbella The	Mount Sinai Rise	CONDO	02/2005	FH	1463	\$2,269,200	\$1,551	Sep-07
Mera Saga The	Jln Merah Saga	CONDO	1995	99:18/11/1991	1377	\$1,750,000	\$1,271	Sep-07
Mera Saga The	Jln Merah Saga	CONDO	1995	99:18/11/1991	947	\$1,200,008	\$1,267	Oct-07

Montview	Mount Sinai Drive	CONDO	06/2009e	FH	1227	\$1,595,100	\$1,300	Sep-07
Mutiara View	Jln Mutiara	APT	2000	FH	1162	\$1,395,000	\$1,200	Oct-07
Nathan Place	Nathan Rd	CONDO	06/2006	FH	1205	\$1,768,000	\$1,467	Oct-07
One Jervois	Jervois Close	CONDO	12/2011e	FH	2679	\$3,912,800	\$1,460	Sep-07
One Jervois	Jervois Close	CONDO	12/2011e	FH	990	\$1,366,200	\$1,380	Oct-07
One Tree Hill Residences	One Tree Hill	APT		FH	3260	\$4,728,450	\$1,450	Sep-07
Orange Grove The	Orange Grove Rd	CONDO	1986	FH	2690	\$8,225,380	\$3,058	Oct-07
Orchard Residences The	Orchard Blvd	APT	12/2009e	99:13/03/2006	1808	\$6,870,400	\$3,801	Sep-07
Portofino	Sarkies Rd	APT		FH	785	\$1,139,352	\$1,451	Oct-07
Portofino	Sarkies Rd	APT		FH	29493	\$42,781,148	\$1,451	Oct-07
Proximo	Robin Rd	APT	2005	FH	1119	\$1,615,000	\$1,443	Sep-07
Regent Villas	Sixth Ave	SEMI-D	06/1995	99:18/11/1991	2515	\$1,800,000	\$716	Oct-07
Ridgewood Condo	Ridgewood Close	CONDO	1977	999:1885	1743	\$2,200,000	\$1,262	Oct-07
Serenade The	Holland Rd	CONDO	2004	99:05/06/2001	1539	\$1,570,000	\$1,020	Sep-07
Shanghai One	Shanghai Rd	APT	07/2008e	FH	882	\$1,103,750	\$1,251	Sep-07
Sixth Ave Ville	Sixth Ave	CONDO	07/2000	FH	1711	\$1,858,000	\$1,086	Oct-07
Solitaire The	Balmoral Park	APT		FH	2163	\$4,308,000	\$1,992	Sep-07
Solitaire The	Balmoral Park	APT		FH	1237	\$2,900,000	\$2,344	Oct-07
Sommerville Park	Farrer Drive	CONDO	1985	FH	1302	\$1,900,000	\$1,459	Sep-07
Sommerville Park	Farrer Drive	CONDO	1985	FH	1302	\$1,760,000	\$1,352	Oct-07
Spanish Village	Farrer Rd	CONDO	1987	FH	1528	\$2,571,700	\$1,683	Oct-07
Spring Grove	Grange Rd	CONDO	08/1996	99:01/12/1991	1388	\$2,230,000	\$1,607	Sep-07
St Martin Residences	St Martin's Drive	CONDO	2000	FH	2130	\$4,368,550	\$2,051	Oct-07
St Regis Residences	Tanglin Rd	APT	02/2009e	999:1995	2152	\$6,990,000	\$3,248	Sep-07
St Regis Residences	Tanglin Rd	APT	02/2009e	999:1995	1958	\$6,758,550	\$3,451	Sep-07
St Regis Residences	Tanglin Rd	APT	02/2009e	999:1995	2141	\$6,961,500	\$3,251	Sep-07
Studio 3	Shanghai Rd	APT	01/2006	FH	549	\$750,000	\$1,367	Oct-07
Sui Generis	Balmoral Cres	CONDO		FH	1754	\$4,179,390	\$2,383	Oct-07
Sui Generis	Balmoral Cres	CONDO		FH	2120	\$5,476,512	\$2,584	Oct-07
Sui Generis	Balmoral Cres	CONDO		FH	1571	\$3,461,503	\$2,203	Oct-07
Sui Generis	Balmoral Cres	CONDO		FH	1754	\$4,641,024	\$2,646	Oct-07

Sylvan Lodge	Holland Rd	APT		FH	764	\$1,000,000	\$1,309	Sep-07
Sylvan Lodge	Holland Rd	APT		FH	775	\$953,169	\$1,230	Sep-07
Sylvan Lodge	Holland Rd	APT		FH	1754	\$1,877,371	\$1,070	Sep-07
Tanglin Park	Ridley Park	CONDO	12/1990	FH	1603	\$3,128,000	\$1,951	Oct-07
Tanglin Park	Ridley Park	CONDO	12/1990	FH	1679	\$3,230,000	\$1,924	Oct-07
Tanglin Park	Ridley Park	CONDO	12/1990	FH	1334	\$2,730,000	\$2,046	Oct-07
Tanglin Regency	Tanglin Rd	CONDO	12/1998	99:01/05/1994	979	\$960,000	\$980	Sep-07
Tanglin Regency	Tanglin Rd	CONDO	12/1998	99:01/05/1994	1108	\$970,000	\$875	Oct-07
Tessarina The	Wilby Rd	CONDO	2003	FH	1367	\$1,750,000	\$1,281	Sep-07
Tessarina The	Wilby Rd	CONDO	2003	FH	1151	\$1,324,800	\$1,151	Oct-07
Tessarina The	Wilby Rd	CONDO	2003	FH	1367	\$1,680,000	\$1,229	Oct-07
Three Three Robin	Robin Rd	APT	2005	FH	1948	\$3,450,000	\$1,771	Sep-07
Twins The	Balmoral Cres	APT	2002	FH	2260	\$3,200,000	\$1,416	Sep-07
Villa Azura	Cherry Ave	CONDO	12/2000	FH	1980	\$1,900,000	\$960	Sep-07
White House Park Apts	White House Park	DETACHED	1983	FH	14809	\$15,500,000	\$1,047	Sep-07
Woollerton Park	Woollerton Park	APT		FH	2356	\$3,168,000	\$1,344	Sep-07
	Shanghai Rd	APT		FH	1506	\$2,500,000	\$1,660	Oct-07
	Shanghai Rd	APT		FH	1539	\$2,500,000	\$1,625	Oct-07
	East Sussex Lane	DETACHED		FH	15084	\$12,000,000	\$796	Sep-07
	First Ave	DETACHED		FH	19989	\$10,000,000	\$500	Sep-07
	Gallop Rd	DETACHED		FH	15094	\$14,250,000	\$944	Sep-07
	Jln Sampurna	DETACHED		FH	7909	\$9,000,000	\$1,138	Sep-07
	Maple Lane	DETACHED		FH	9397	\$8,000,000	\$851	Oct-07
	Nassim Rd	DETACHED		FH	13422	\$25,500,000	\$1,900	Sep-07
	Woollerton Park	DETACHED		FH	9459	\$10,500,000	\$1,110	Sep-07
	King's Close	SEMI-D		999:1875	4161	\$5,000,000	\$1,202	Sep-07
	Fernhill Rd	TERRACE		FH	2464	\$3,800,000	\$1,542	Sep-07
	Mount Sinai View	TERRACE		999:1885	1700	\$2,148,000	\$1,263	Oct-07

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