

CAVEAT FOR SINGAPORE DISTRICT 12

RECENT TRANSACTED PRICES FOR HOUSES/ CONDOS/ APARTMENTS

From Aug 2007 to Nov 2007 (Updated on 13 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
Aberdeen The	Jln Taman	CONDO	04/1998	FH	1302	\$748,650	\$575	Aug-07
Aberdeen The	Jln Taman	CONDO	04/1998	FH	1302	\$755,160	\$580	Aug-07
Aberdeen The	Jln Taman	CONDO	04/1998	FH	1302	\$911,400	\$700	Aug-07
Aberdeen The	Jln Taman	CONDO	04/1998	FH	1388	\$840,000	\$605	Aug-07
Aberdeen The	Jln Taman	CONDO	04/1998	FH	1765	\$856,000	\$485	Aug-07
Ava Tower	Ava Rd	APT	1993	FH	1227	\$750,000	\$611	Aug-07
Ava Tower	Ava Rd	APT	1993	FH	1280	\$950,000	\$742	Aug-07
Ava Tower	Ava Rd	APT	1993	FH	1227	\$930,000	\$758	Sep-07
Ava Tower	Ava Rd	APT	1993	FH	1173	\$790,000	\$674	Oct-07
Balestier Plaza	Balestier Rd	APT	1983	FH	1367	\$888,000	\$650	Aug-07
Balestier Plaza	Balestier Rd	APT	1983	FH	1625	\$980,000	\$603	Aug-07
Balestier Regency	Jln Ampas	APT	1990	FH	1474	\$1,020,000	\$692	Aug-07
Balestier Regency	Jln Ampas	APT	1990	FH	1474	\$980,000	\$665	Aug-07
Belleforte The	Ah Hood Rd	APT	2003	FH	1431	\$1,180,000	\$825	Sep-07
Boon Teck Apts	Boon Teck Rd	APT		FH	1237	\$760,000	\$614	Sep-07
Boon Teck Tower	Boon Teck Rd	CONDO	1984	FH	1657	\$1,100,000	\$664	Oct-07
Calarasi	Kim Keat Lane	APT	2004	FH	1205	\$850,000	\$705	Aug-07
Callista The	Mar Thoma Rd	APT	2005	999:1882	1141	\$865,000	\$758	Sep-07
Callista The	Mar Thoma Rd	APT	2005	999:1882	1141	\$830,000	\$728	Oct-07
Centrio The	Irrawaddy Rd	APT	e	FH	613	\$547,080	\$892	Aug-07
Centrio The	Irrawaddy Rd	APT	e	FH	613	\$680,000	\$1,109	Aug-07
Centrio The	Irrawaddy Rd	APT	e	FH	1205	\$1,447,200	\$1,201	Aug-07
Chelsea Grove	Martaban Rd	APT		FH	1528	\$483,500	\$316	Aug-07
Chelsea Grove	Martaban Rd	APT		FH	990	\$521,882	\$527	Sep-07
Chelsea Grove	Martaban Rd	APT		FH	947	\$660,000	\$697	Sep-07
City Regency	St Michael's Rd	APT	12/2009e	FH	484	\$440,000	\$909	Aug-07
De Paradiso	Martaban Rd	APT	2004	FH	904	\$728,888	\$806	Sep-07
De Paradiso	Martaban Rd	APT	2004	FH	904	\$750,000	\$830	Sep-07
Deroyale	Jln Rama Rama	CONDO	2006	FH	1388	\$1,188,000	\$856	Aug-07
Deroyale	Jln Rama Rama	CONDO	2006	FH	1280	\$1,280,000	\$1,000	Aug-07
Deroyale	Jln Rama Rama	CONDO	2006	FH	1280	\$1,250,000	\$976	Sep-07
Global Ville	Jln Raja Udang	APT	12/2000	FH	1184	\$840,000	\$710	Aug-07
Kim Keat House	Kim Keat Rd	APT	12/1999	FH	1431	\$660,000	\$461	Sep-07
Moonstone Residences	Moonstone Lane	APT	2004	FH	1237	\$865,000	\$699	Sep-07
Mornington The	St Michael's Rd	APT	02/2005	FH	1216	\$790,000	\$650	Sep-07

Oleander Tower	Toa Payoh Lor 1	APT	12/1998	99:01/03/1995	861	\$692,000	\$804	Aug-07
Oleander Tower	Toa Payoh Lor 1	APT	12/1998	99:01/03/1995	1141	\$880,000	\$772	Aug-07
Oleander Tower	Toa Payoh Lor 1	APT	12/1998	99:01/03/1995	1549	\$900,000	\$581	Sep-07
Oleander Tower	Toa Payoh Lor 1	APT	12/1998	99:01/03/1995	1151	\$980,000	\$851	Sep-07
Oleander Tower	Toa Payoh Lor 1	APT	12/1998	99:01/03/1995	893	\$700,000	\$784	Sep-07
One St Michael's	St Michael's Rd	CONDO	06/2010e	FH	1377	\$1,026,610	\$745	Sep-07
One St Michael's	St Michael's Rd	CONDO	06/2010e	FH	1184	\$893,920	\$755	Sep-07
Parc Haven	Lor Limau	APT	2004	FH	452	\$418,000	\$925	Aug-07
Parc Haven	Lor Limau	APT	2004	FH	452	\$420,000	\$929	Aug-07
Pinnacle 16	Shan Rd	APT	06/2006	FH	581	\$650,000	\$1,119	Sep-07
Public Mansions	Balestier Rd	APT	1974	FH	1883	\$830,000	\$441	Aug-07
Rajah Tower	Jln Rajah	APT	1983	FH	2098	\$1,100,000	\$524	Aug-07
Rajah Tower	Jln Rajah	APT	1983	FH	2098	\$1,255,000	\$598	Aug-07
Regal Court	Kim Keat Rd	APT	1997	FH	915	\$625,000	\$683	Aug-07
Regal Court	Kim Keat Rd	APT	1997	FH	915	\$600,000	\$656	Aug-07
Regal Court	Kim Keat Rd	APT	1997	FH	915	\$638,000	\$698	Oct-07
Rio Gardens	Jln Taman	APT	2005	FH	1151	\$800,000	\$695	Oct-07
Ritz Mansions	Balestier Rd	APT	12/1995	FH	1592	\$1,168,000	\$733	Sep-07
Rocca Balestier	Balestier Rd	APT	2004	FH	1108	\$760,000	\$686	Oct-07
St Francis Court	St Francis Rd	APT	12/1995	99:08/09/1992	1270	\$650,000	\$512	Aug-07
St Michael's Place	Jln Taman	APT	12/1997	FH	1248	\$790,000	\$633	Aug-07
Sunville	St Michael's Rd	APT	2005	FH	1173	\$710,000	\$605	Aug-07
Sunville	St Michael's Rd	APT	2005	FH	1141	\$678,000	\$594	Aug-07
Sunville	St Michael's Rd	APT	2005	FH	1162	\$785,000	\$676	Aug-07
Sunville	St Michael's Rd	APT	2005	FH	1173	\$830,000	\$708	Aug-07
Sunville	St Michael's Rd	APT	2005	FH	1151	\$750,000	\$651	Oct-07
Trellis Tower	Toa Payoh Lor 1	CONDO	06/2000	FH	710	\$742,000	\$1,045	Aug-07
Trellis Tower	Toa Payoh Lor 1	CONDO	06/2000	FH	1162	\$1,120,000	\$964	Aug-07
Trellis Tower	Toa Payoh Lor 1	CONDO	06/2000	FH	4842	\$3,350,000	\$692	Oct-07
Trellis Tower	Toa Payoh Lor 1	CONDO	06/2000	FH	1141	\$1,050,000	\$921	Oct-07
Trellis Tower	Toa Payoh Lor 1	CONDO	06/2000	FH	1162	\$1,200,000	\$1,033	Oct-07
Twin Heights	Balestier Rd	APT	12/2000	FH	1237	\$700,000	\$566	Aug-07
Twin Heights	Balestier Rd	APT	12/2000	FH	1420	\$1,180,000	\$831	Oct-07
Twin Heights	Balestier Rd	APT	12/2000	FH	1420	\$1,270,000	\$894	Oct-07
Vetro	Mar Thoma Rd	APT		999:1882	473	\$494,382	\$1,044	Sep-07
Vetro	Mar Thoma Rd	APT		999:1882	473	\$478,740	\$1,011	Sep-07
Vetro	Mar Thoma Rd	APT		999:1882	473	\$456,936	\$965	Sep-07
Vetro	Mar Thoma Rd	APT		999:1882	473	\$504,810	\$1,066	Sep-07
Vetro	Mar Thoma Rd	APT		999:1882	473	\$499,596	\$1,055	Sep-07
Wai Wing Centre	Balestier Rd	APT		FH	1291	\$735,000	\$569	Sep-07
	Balestier Rd	APT		9999:1961	1622	\$460,000	\$284	Aug-07

	Jln Dusun	APT		FH	1065	\$720,000	\$676	Aug-07
	Prome Rd	TERRACE		FH	1099	\$1,050,000	\$956	Aug-07
	Prome Rd	TERRACE		FH	1106	\$1,050,000	\$949	Aug-07
	Prome Rd	TERRACE		FH	1098	\$1,050,000	\$957	Aug-07
	Prome Rd	TERRACE		FH	1094	\$1,050,000	\$960	Aug-07
	Prome Rd	TERRACE		FH	1099	\$1,050,000	\$956	Aug-07
	Prome Rd	TERRACE		FH	1128	\$1,050,000	\$931	Aug-07
	Prome Rd	TERRACE		FH	1122	\$1,050,000	\$936	Aug-07
	Prome Rd	TERRACE		FH	1096	\$1,050,000	\$958	Aug-07
	Prome Rd	TERRACE		FH	1091	\$1,050,000	\$962	Aug-07
	Prome Rd	TERRACE		FH	1100	\$1,050,000	\$955	Aug-07
	Prome Rd	TERRACE		FH	1103	\$1,050,000	\$952	Aug-07
	Prome Rd	TERRACE		FH	2219	\$2,100,000	\$946	Aug-07
	Prome Rd	TERRACE		FH	1100	\$1,050,000	\$955	Oct-07

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