

CAVEAT FOR SINGAPORE DISTRICT 14

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
Alcove The	Geylang Lor 27	APT	2004	99:06/10/2000	1237	\$615,000	\$497	Aug-07
Alcove The	Geylang Lor 27	APT	2004	99:06/10/2000	1625	\$630,000	\$388	Aug-07
Alcove The	Geylang Lor 27	APT	2004	99:06/10/2000	1399	\$637,500	\$456	Aug-07
Alcove The	Geylang Lor 27	APT	2004	99:06/10/2000	1087	\$470,000	\$432	Sep-07
Alcove The	Geylang Lor 27	APT	2004	99:06/10/2000	1270	\$641,000	\$505	Oct-07
Aston Mansions	Geylang Lor 42	APT	06/1999	99:13/02/1995	1141	\$500,000	\$438	Aug-07
Aston Mansions	Geylang Lor 42	APT	06/1999	99:13/02/1995	1011	\$470,000	\$465	Aug-07
Astor	Lengkong Empat	APT	2006	99:12/08/2002	1087	\$880,000	\$810	Sep-07
Astoria Park	Lor Mydin	CONDO	1995	99:01/05/1993	958	\$700,000	\$731	Aug-07
Astoria Park	Lor Mydin	CONDO	1995	99:01/05/1993	850	\$665,000	\$782	Aug-07
Astoria Park	Lor Mydin	CONDO	1995	99:01/05/1993	1194	\$750,000	\$628	Sep-07
Astoria Park	Lor Mydin	CONDO	1995	99:01/05/1993	850	\$628,000	\$739	Oct-07
Atrium Residences	Geylang Lor 28	APT	12/2009e	FH	2077	\$830,000	\$400	Aug-07
Balmy Court	Geylang Lor 27a	APT	12/1998	FH	1119	\$478,000	\$427	Aug-07
Bliss Residences	Jln Masjid	APT		FH	527	\$400,847	\$760	Aug-07
Bliss Residences	Jln Masjid	APT		FH	839	\$550,000	\$655	Aug-07
Bliss Residences	Jln Masjid	APT		FH	839	\$562,000	\$670	Aug-07
Bliss Residences	Jln Masjid	APT		FH	839	\$554,000	\$660	Aug-07
Bliss Residences	Jln Masjid	APT		FH	516	\$393,000	\$761	Aug-07
Bliss Residences	Jln Masjid	APT		FH	527	\$403,000	\$764	Aug-07
Bliss Residences	Jln Masjid	APT		FH	527	\$406,000	\$770	Aug-07
Bliss Residences	Jln Masjid	APT		FH	839	\$554,000	\$660	Aug-07
Bliss Residences	Jln Masjid	APT		FH	893	\$590,000	\$661	Aug-07
Bliss Residences	Jln Masjid	APT		FH	839	\$550,000	\$655	Aug-07
Bliss Residences	Jln Masjid	APT		FH	839	\$545,000	\$649	Aug-07
Bliss Residences	Jln Masjid	APT		FH	656	\$479,000	\$730	Aug-07
Bliss Residences	Jln Masjid	APT		FH	656	\$455,000	\$693	Aug-07
Blossom Mansions	Geylang Lor 37	APT	12/1995	FH	1001	\$515,000	\$515	Sep-07
Blossom View	Geylang Lor 26	APT	12/1998	FH	1668	\$728,000	\$437	Oct-07
Bougain Villas	Geylang Lor 19	APT	06/1998	FH	958	\$560,000	\$585	Aug-07
Carmi Mansions	Geylang Lor 33	APT		FH	1313	\$510,000	\$389	Aug-07
Central Grove	Geylang East Ave 1	CONDO	04/2002	99:18/07/1997	1173	\$760,000	\$648	Aug-07
Central Grove	Geylang East Ave 1	CONDO	04/2002	99:18/07/1997	1184	\$870,000	\$735	Aug-07
Central Grove	Geylang East Ave 1	CONDO	04/2002	99:18/07/1997	1227	\$707,000	\$576	Aug-07
Central Grove	Geylang East Ave 1	CONDO	04/2002	99:18/07/1997	1184	\$700,000	\$591	Sep-07
Central Grove	Geylang East Ave 1	CONDO	04/2002	99:18/07/1997	1216	\$712,888	\$586	Sep-07

Central Grove	Geylang East Ave 1	CONDO	04/2002	99:18/07/1997	1173	\$700,000	\$597	Sep-07
Central Grove	Geylang East Ave 1	CONDO	04/2002	99:18/07/1997	1173	\$800,000	\$682	Sep-07
Central Meadows	Geylang Lor 34	APT	2002	FH	968	\$570,000	\$589	Aug-07
Champagne The	Changi Rd	APT	2003	FH	1033	\$738,000	\$714	Sep-07
City Plaza	Geylang Rd	APT	1981	FH	915	\$700,000	\$765	Aug-07
Crystal Lodge	Geylang Lor 16	APT	2001	FH	1141	\$425,000	\$373	Aug-07
Crystal Lodge	Geylang Lor 16	APT	2001	FH	1151	\$415,000	\$360	Aug-07
Crystal Lodge	Geylang Lor 16	APT	2001	FH	1141	\$455,000	\$399	Aug-07
Crystal Lodge	Geylang Lor 16	APT	2001	FH	1151	\$455,000	\$395	Aug-07
Crystal Lodge	Geylang Lor 16	APT	2001	FH	1184	\$450,000	\$380	Sep-07
Delight Court	Geylang Lor 33	APT	1991	FH	1323	\$595,000	\$450	Sep-07
D'heritage Castle	Lengkong Empat	APT	2003	FH	1227	\$710,000	\$579	Aug-07
D'heritage Castle	Lengkong Empat	APT	2003	FH	1765	\$770,000	\$436	Aug-07
D'oasia	Lor Melayu	APT	e	FH	570	\$532,977	\$935	Aug-07
D'oasia	Lor Melayu	APT	e	FH	538	\$503,000	\$935	Sep-07
D'palma	Lor Mydin	APT	03/2008e	FH	646	\$560,188	\$868	Aug-07
D'palma	Lor Mydin	APT	03/2008e	FH	603	\$550,000	\$913	Aug-07
East Shine	Lor Melayu	APT	2004	FH	979	\$680,000	\$694	Oct-07
Escada View	Lengkong Empat	CONDO	12/1997	FH	1399	\$738,000	\$528	Sep-07
Eunos Park	Kg Eunos	CONDO	12/1996	FH	1151	\$640,000	\$556	Aug-07
Excellence Mansions	Geylang Lor 27	APT	1991	FH	1237	\$620,000	\$501	Sep-07
Goodview Apts	Geylang Lor 8	APT	1994	FH	1216	\$465,000	\$382	Aug-07
Grand Neo Mansions	Geylang Lor 37	APT	1996	FH	1108	\$350,000	\$316	Aug-07
Grandlink Square	Guillemard Rd	APT	12/1998	FH	1958	\$888,000	\$453	Aug-07
Grosvenor View	Lengkong Empat	CONDO	03/2006	FH	656	\$540,000	\$823	Aug-07
Grosvenor View	Lengkong Empat	CONDO	03/2006	FH	656	\$575,000	\$876	Sep-07
Grosvenor View	Lengkong Empat	CONDO	03/2006	FH	882	\$765,000	\$867	Sep-07
Kembangan Plaza	Jln Masjid	APT	1993	FH	1205	\$630,000	\$523	Sep-07
Le Arc	Geylang Lor 26	APT		FH	1291	\$550,000	\$426	Aug-07
Le Crescendo	Paya Lebar Rd	CONDO	2006	FH	915	\$792,900	\$867	Aug-07
Le Crescendo	Paya Lebar Rd	CONDO	2006	FH	1173	\$1,010,000	\$861	Aug-07
Le Crescendo	Paya Lebar Rd	CONDO	2006	FH	1377	\$964,600	\$700	Aug-07
Le Crescendo	Paya Lebar Rd	CONDO	2006	FH	1377	\$998,000	\$725	Aug-07
Le Crescendo	Paya Lebar Rd	CONDO	2006	FH	947	\$815,000	\$861	Aug-07
Le Crescendo	Paya Lebar Rd	CONDO	2006	FH	915	\$760,500	\$832	Sep-07
Le Reve	Kg Eunos	CONDO		FH	1076	\$788,000	\$732	Aug-07
Le Reve	Kg Eunos	CONDO		FH	807	\$455,400	\$564	Sep-07
Mera East	Changi Rd	APT	12/2009e	FH	2206	\$1,350,000	\$612	Aug-07
Mera East	Changi Rd	APT	12/2009e	FH	1205	\$810,000	\$672	Aug-07

Moro Mansions	Geylang Lor 37	APT	1993	FH	1194	\$438,000	\$367	Aug-07
Nicole Green	Guillemard Rd	APT	2003	FH	2227	\$1,347,000	\$605	Sep-07
Palm Lodge	Geylang Lor 37	APT	1992	FH	1237	\$500,000	\$404	Aug-07
Sims Dorado	Geylang Lor 39	APT	09/2008e	FH	958	\$610,000	\$637	Sep-07
Sims Green	Geylang Lor 27a	APT	2003	99:06/02/2001	1248	\$640,000	\$513	Aug-07
Sims Green	Geylang Lor 27a	APT	2003	99:06/02/2001	990	\$480,000	\$485	Aug-07
Sims Green	Geylang Lor 27a	APT	2003	99:06/02/2001	1237	\$680,000	\$550	Sep-07
Sims Meadows	Geylang Lor 33	APT	2002	FH	968	\$490,000	\$506	Aug-07
Sims Residences	Geylang Lor 39	APT	06/2003	99:11/08/1997	1410	\$540,000	\$383	Sep-07
Sims Residences	Geylang Lor 39	APT	06/2003	99:11/08/1997	1420	\$768,000	\$541	Sep-07
Sims Ville	Geylang East Ave 2	CONDO	1998	99:01/12/1994	979	\$610,000	\$623	Aug-07
Sims Ville	Geylang East Ave 2	CONDO	1998	99:01/12/1994	1528	\$888,000	\$581	Aug-07
Sims Ville	Geylang East Ave 2	CONDO	1998	99:01/12/1994	1248	\$740,000	\$593	Aug-07
Sims Ville	Geylang East Ave 2	CONDO	1998	99:01/12/1994	1237	\$753,000	\$609	Oct-07
Smailing Court	Lor Mydin	APT		FH	1528	\$805,000	\$527	Sep-07
Starville	Lengkong Tiga	CONDO	05/2006	FH	1237	\$860,000	\$695	Aug-07
Starville	Lengkong Tiga	CONDO	05/2006	FH	1496	\$880,000	\$588	Aug-07
Starville	Lengkong Tiga	CONDO	05/2006	FH	1625	\$910,000	\$560	Aug-07
Starville	Lengkong Tiga	CONDO	05/2006	FH	1216	\$750,000	\$617	Sep-07
Starville	Lengkong Tiga	CONDO	05/2006	FH	1549	\$915,000	\$591	Sep-07
Starville	Lengkong Tiga	CONDO	05/2006	FH	1237	\$828,000	\$669	Sep-07
Starville	Lengkong Tiga	CONDO	05/2006	FH	1216	\$808,000	\$665	Oct-07
Summer View	Geylang Lor 12	APT	1998	FH	1280	\$340,000	\$266	Sep-07
Sunflower Court	Geylang Lor 6	APT	2001	FH	1044	\$520,000	\$498	Aug-07
Sunflower View	Geylang Lor 36	APT	2000	FH	1011	\$550,000	\$544	Aug-07
Sunny Spring The	Geylang Lor 40	APT	1998	FH	1173	\$640,000	\$546	Aug-07
Sunny Spring The	Geylang Lor 40	APT	1998	FH	1044	\$620,000	\$594	Aug-07
Sunny Spring The	Geylang Lor 40	APT	1998	FH	1194	\$775,000	\$649	Aug-07
Sunny Spring The	Geylang Lor 40	APT	1998	FH	1108	\$710,000	\$641	Sep-07
Tangerine Grove	Paya Lebar Cres	CONDO	01/2008e	FH	1194	\$743,600	\$623	Sep-07
Tangerine Grove	Paya Lebar Cres	CONDO	01/2008e	FH	1280	\$645,472	\$504	Sep-07
Tangerine Grove	Paya Lebar Cres	CONDO	01/2008e	FH	2120	\$1,290,000	\$609	Sep-07
Tivoli Lodge	Geylang Lor 31	APT	1995	FH	1237	\$650,000	\$525	Aug-07
Trumps The	Jln Kembangan	CONDO	02/2005	99:14/08/2000	1356	\$1,020,000	\$752	Aug-07
Trumps The	Jln Kembangan	CONDO	02/2005	99:14/08/2000	1431	\$1,280,000	\$894	Aug-07
Trumps The	Jln Kembangan	CONDO	02/2005	99:14/08/2000	1291	\$940,000	\$728	Sep-07
Trumps The	Jln Kembangan	CONDO	02/2005	99:14/08/2000	1356	\$950,000	\$701	Sep-07
Trumps The	Jln Kembangan	CONDO	02/2005	99:14/08/2000	646	\$545,000	\$844	Oct-07
Trumps The	Jln Kembangan	CONDO	02/2005	99:14/08/2000	1108	\$730,000	\$659	Oct-07
Trumps The	Jln Kembangan	CONDO	02/2005	99:14/08/2000	1388	\$1,055,000	\$760	Oct-07
Vistaya View	Paya Lebar Rd	APT	12/2003	FH	947	\$750,000	\$792	Aug-07

Waterina The	Geylang Lor 40	APT	2005	FH	699	\$500,000	\$715	Aug-07
Waterina The	Geylang Lor 40	APT	2005	FH	1356	\$870,000	\$642	Aug-07
Waterina The	Geylang Lor 40	APT	2005	FH	1216	\$920,000	\$757	Aug-07
Waterina The	Geylang Lor 40	APT	2005	FH	1356	\$990,000	\$730	Sep-07
Waterina The	Geylang Lor 40	APT	2005	FH	1227	\$935,000	\$762	Sep-07
Waterina The	Geylang Lor 40	APT	2005	FH	1657	\$1,325,000	\$800	Sep-07
Waterina The	Geylang Lor 40	APT	2005	FH	1334	\$940,000	\$705	Sep-07
Waterina The	Geylang Lor 40	APT	2005	FH	1130	\$815,000	\$721	Sep-07
Waterina The	Geylang Lor 40	APT	2005	FH	1625	\$1,250,000	\$769	Sep-07
Winfield Mansions	Geylang Lor 26	APT		FH	1560	\$750,000	\$481	Sep-07
Wing Fong Mansions	Geylang Lor 14	APT	12/1997	FH	958	\$420,000	\$439	Sep-07
Wing Fong Mansions	Geylang Lor 14	APT	12/1997	FH	1130	\$420,000	\$372	Oct-07
	Geylang Lor 16	APT		FH	1108	\$540,000	\$487	Sep-07
	Geylang Lor 25a	APT		FH	1280	\$650,000	\$508	Aug-07
	Geylang Lor 25a	APT		FH	968	\$430,000	\$444	Sep-07
	Geylang Lor 26	APT		FH	1560	\$750,000	\$481	Sep-07
	Geylang Lor 26	APT		FH	904	\$700,000	\$774	Sep-07
	Geylang Lor 26	APT		FH	1506	\$700,000	\$465	Sep-07
	Geylang Lor 26	APT		FH	1517	\$700,000	\$461	Sep-07
	Geylang Lor 28	APT		FH	1474	\$580,000	\$393	Oct-07
	Geylang Lor 34	APT		FH	882	\$338,000	\$383	Aug-07
	Geylang Lor 8	APT		999:1966	1367	\$420,000	\$307	Aug-07
	Geylang Lor 9	APT		FH	1098	\$600,000	\$547	Sep-07
	Geylang Rd	APT		FH	1248	\$500,000	\$401	Sep-07
	Lor Marzuki	APT		FH	5552	\$4,550,000	\$820	Aug-07
	Sims Ave	APT		FH	1388	\$340,000	\$245	Aug-07
	Sims Ave	APT		FH	1119	\$300,000	\$268	Aug-07
	Sims Ave	APT		999999:1956	1500	\$490,000	\$327	Oct-07
	Jln Kechot	DETACHED		FH	3714	\$2,450,000	\$660	Aug-07
	Jln Selamat	DETACHED		FH	5382	\$3,700,000	\$687	Aug-07
	Jln Senang	DETACHED		FH	6008	\$2,830,000	\$471	Aug-07
	Jln Senang	DETACHED		FH	4998	\$3,300,088	\$660	Oct-07
	Jln Sentosa	DETACHED		FH	4998	\$2,530,000	\$506	Aug-07
	Jln Ishak	SEMI-D		FH	4136	\$1,901,000	\$460	Sep-07
	Jln Lana	SEMI-D		FH	3500	\$1,480,000	\$423	Oct-07
	Jln Senang	SEMI-D		FH	4431	\$2,000,000	\$451	Sep-07
	Jln Senang	SEMI-D		FH	4010	\$2,580,000	\$643	Oct-07
	Lengkong Dua	SEMI-D		FH	5645	\$2,450,000	\$434	Aug-07
	Lengkong Tiga	SEMI-D		FH	4493	\$1,980,000	\$441	Oct-07
	Paya Lebar Cres	SEMI-D		FH	2237	\$1,600,000	\$715	Aug-07
	Geylang Lor 24a	TERRACE		FH	1567	\$1,100,000	\$702	Aug-07
	Geylang Lor 24a	TERRACE		FH	1663	\$1,350,000	\$812	Sep-07
	Geylang Lor 25a	TERRACE		FH	1854	\$920,000	\$496	Sep-07
	Geylang Lor 28	TERRACE		FH	2467	\$1,653,627	\$670	Sep-07
	Geylang Lor 28	TERRACE		FH	2490	\$1,668,970	\$670	Sep-07
	Geylang Lor 28	TERRACE		FH	3580	\$2,100,000	\$587	Oct-07
	Geylang Lor 3	TERRACE		60:01/01/1961	852	\$110,000	\$129	Sep-07
	Geylang Lor 3	TERRACE		60:01/01/1961	725	\$108,000	\$149	Sep-07
	Geylang Lor 3	TERRACE		60:01/01/1961	725	\$140,000	\$193	Oct-07

	Geylang Lor 34	TERRACE		FH	2013	\$1,100,000	\$546	Sep-07
	Guillemard Rd	TERRACE		FH	2382	\$620,000	\$260	Aug-07
	Jln Paras	TERRACE		FH	1883	\$1,000,000	\$531	Aug-07
	Jln Punai	TERRACE		FH	2268	\$1,428,000	\$630	Oct-07
	Jln Senang	TERRACE		FH	3768	\$1,680,000	\$446	Aug-07
	Jln Senang	TERRACE		FH	1888	\$1,060,000	\$561	Aug-07
	Jln Senang	TERRACE		FH	1888	\$1,060,000	\$561	Aug-07
	Jln Senang	TERRACE		FH	1869	\$1,431,000	\$766	Aug-07
	Jln Senang	TERRACE		FH	4943	\$2,980,000	\$603	Oct-07
Yong Seng Estate	Jln Senang	TERRACE	1977	FH	1759	\$1,200,000	\$682	Aug-07
	Jln Senyum	TERRACE		FH	1978	\$1,700,000	\$860	Oct-07
	Lengkong Empat	TERRACE		FH	3354	\$1,750,000	\$522	Sep-07
Kembangan Villas	Lengkong Tiga	TERRACE	2004	FH	2146	\$2,080,000	\$969	Sep-07
Kimnan Park	Lor Kembangan	TERRACE	1983	FH	5432	\$1,850,000	\$341	Aug-07
	Lor Marzuki	TERRACE		FH	2205	\$1,408,000	\$639	Oct-07
	Lor Melayu	TERRACE		FH	2009	\$1,138,000	\$566	Aug-07
	Lor Mydin	TERRACE		FH	2006	\$1,420,000	\$708	Sep-07

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