

# CAVEAT FOR SINGAPORE DISTRICT 16

## 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
Apollo Gardens	Sunbird Circle	SEMI-D	1984	FH	3506	\$1,800,000	\$513	Sep-07
Aquarius By The Park	Bedok Reservoir View	CONDO	12/2001	99:12/06/1996	893	\$570,000	\$638	Sep-07
Aquarius By The Park	Bedok Reservoir View	CONDO	12/2001	99:12/06/1996	1098	\$550,000	\$501	Sep-07
Aquarius By The Park	Bedok Reservoir View	CONDO	12/2001	99:12/06/1996	893	\$585,000	\$655	Sep-07
Aquarius By The Park	Bedok Reservoir View	CONDO	12/2001	99:12/06/1996	1205	\$660,000	\$548	Sep-07
Aquarius By The Park	Bedok Reservoir View	CONDO	12/2001	99:12/06/1996	1205	\$695,000	\$577	Oct-07
Bayshore Park	Bayshore Rd	CONDO	1986	99:17/03/1982	1173	\$1,090,890	\$930	Sep-07
Bayshore Park	Bayshore Rd	CONDO	1986	99:17/03/1982	936	\$838,000	\$895	Sep-07
Bayshore Park	Bayshore Rd	CONDO	1986	99:17/03/1982	936	\$750,000	\$801	Sep-07
Bayshore Park	Bayshore Rd	CONDO	1986	99:17/03/1982	1291	\$1,130,000	\$875	Oct-07
Bayshore Park	Bayshore Rd	CONDO	1986	99:17/03/1982	1173	\$908,000	\$774	Oct-07
Bayshore The	Bayshore Rd	CONDO	09/1999	99:31/05/1993	925	\$548,000	\$592	Sep-07
Bayshore The	Bayshore Rd	CONDO	09/1999	99:31/05/1993	925	\$630,000	\$681	Sep-07
Bayshore The	Bayshore Rd	CONDO	09/1999	99:31/05/1993	958	\$800,000	\$835	Sep-07
Bayshore The	Bayshore Rd	CONDO	09/1999	99:31/05/1993	1237	\$920,000	\$743	Oct-07
Bayshore The	Bayshore Rd	CONDO	09/1999	99:31/05/1993	947	\$750,000	\$792	Oct-07
Bayshore The	Bayshore Rd	CONDO	09/1999	99:31/05/1993	1431	\$985,000	\$688	Oct-07
Bayshore The	Bayshore Rd	CONDO	09/1999	99:31/05/1993	936	\$775,000	\$828	Oct-07
Bayshore The	Bayshore Rd	CONDO	09/1999	99:31/05/1993	947	\$730,000	\$771	Oct-07
Bayshore The	Bayshore Rd	CONDO	09/1999	99:31/05/1993	1259	\$870,000	\$691	Oct-07
Bayshore The	Bayshore Rd	CONDO	09/1999	99:31/05/1993	2066	\$1,600,000	\$774	Oct-07
Casa Merah	Tanah Merah Kechil Av	APT	09/2010e	99:11/07/2006	1216	\$736,200	\$605	Sep-07
Casa Merah	Tanah Merah Kechil Av	APT	09/2010e	99:11/07/2006	947	\$695,000	\$734	Sep-07
Casa Merah	Tanah Merah Kechil Av	APT	09/2010e	99:11/07/2006	1216	\$888,000	\$730	Oct-07
Casa Merah	Tanah Merah Kechil Av	APT	09/2010e	99:11/07/2006	1259	\$938,000	\$745	Oct-07
Casafina	Bedok South Ave 1	CONDO	06/2000	99:12/06/1996	2023	\$1,122,400	\$555	Sep-07
Casafina	Bedok South Ave 1	CONDO	06/2000	99:12/06/1996	1377	\$739,000	\$537	Sep-07
Casafina	Bedok South Ave 1	CONDO	06/2000	99:12/06/1996	1980	\$880,000	\$444	Oct-07
Casafina	Bedok South Ave 1	CONDO	06/2000	99:12/06/1996	1248	\$735,000	\$589	Oct-07
Cascadale	Upper Changi Rd East	CONDO	12/1996	FH	1797	\$980,000	\$545	Oct-07
Changi Court	Upper Changi Rd East	CONDO	12/1997	FH	1388	\$928,000	\$669	Sep-07
Clearwater The	Bedok Reservoir View	CONDO	04/2002	99:18/07/1997	1377	\$775,000	\$563	Sep-07
Clearwater The	Bedok Reservoir View	CONDO	04/2002	99:18/07/1997	1410	\$765,000	\$543	Sep-07
Clearwater The	Bedok Reservoir View	CONDO	04/2002	99:18/07/1997	1377	\$780,000	\$566	Oct-07
Clearwater The	Bedok Reservoir View	CONDO	04/2002	99:18/07/1997	947	\$620,000	\$655	Oct-07
Clearwater The	Bedok Reservoir View	CONDO	04/2002	99:18/07/1997	1227	\$730,000	\$595	Oct-07

Costa Del Sol	Bayshore Rd	CONDO	12/2003	99:05/05/1997	2055	\$1,890,000	\$920	Sep-07
Costa Del Sol	Bayshore Rd	CONDO	12/2003	99:05/05/1997	1345	\$1,385,000	\$1,030	Sep-07
Costa Del Sol	Bayshore Rd	CONDO	12/2003	99:05/05/1997	2066	\$1,800,000	\$871	Sep-07
Costa Del Sol	Bayshore Rd	CONDO	12/2003	99:05/05/1997	1474	\$1,750,000	\$1,187	Sep-07
Costa Del Sol	Bayshore Rd	CONDO	12/2003	99:05/05/1997	1313	\$1,471,000	\$1,121	Oct-07
Costa Del Sol	Bayshore Rd	CONDO	12/2003	99:05/05/1997	1313	\$1,408,000	\$1,073	Oct-07
Costa Del Sol	Bayshore Rd	CONDO	12/2003	99:05/05/1997	1474	\$1,460,000	\$990	Oct-07
Costa Del Sol	Bayshore Rd	CONDO	12/2003	99:05/05/1997	1313	\$1,297,000	\$988	Oct-07
Costa Del Sol	Bayshore Rd	CONDO	12/2003	99:05/05/1997	1754	\$1,940,000	\$1,106	Oct-07
Costa Del Sol	Bayshore Rd	CONDO	12/2003	99:05/05/1997	1474	\$1,730,000	\$1,174	Oct-07
Costa Del Sol	Bayshore Rd	CONDO	12/2003	99:05/05/1997	1237	\$1,145,150	\$925	Oct-07
Costa Del Sol	Bayshore Rd	CONDO	12/2003	99:05/05/1997	1313	\$1,360,000	\$1,036	Oct-07
Costa Del Sol	Bayshore Rd	CONDO	12/2003	99:05/05/1997	1474	\$1,680,000	\$1,140	Oct-07
Costa Del Sol	Bayshore Rd	CONDO	12/2003	99:05/05/1997	1313	\$1,450,000	\$1,105	Oct-07
Costa Del Sol	Bayshore Rd	CONDO	12/2003	99:05/05/1997	1313	\$1,523,000	\$1,160	Oct-07
East Meadows	Tanah Merah Kechil Rd	CONDO	2001	99:02/03/1998	1280	\$750,000	\$586	Sep-07
Eastwood Green	Eastwood Rd	CONDO	1998	99:20/06/1995	1011	\$580,000	\$573	Sep-07
Eastwood Green	Eastwood Rd	CONDO	1998	99:20/06/1995	1173	\$700,000	\$597	Sep-07
Fairmount Condo	Eastwood Rd	CONDO	12/2000	99:06/09/1996	1603	\$815,000	\$508	Sep-07
Laguna 88	Eastwood Rd	CONDO	12/2001	99:06/11/1995	1948	\$1,020,000	\$524	Oct-07
Laguna Green	Jln Hajjah	CONDO	06/1999	99:13/02/1995	1184	\$705,000	\$596	Sep-07
Landbay Condo	Jln Hajjah	CONDO	1996	FH	1044	\$890,000	\$853	Oct-07
Landbay Condo	Jln Hajjah	CONDO	1996	FH	1022	\$900,000	\$880	Oct-07
Lucky Court	Lucky Heights	APT		FH	1345	\$715,000	\$532	Sep-07
Riviera Residences	Riviera Drive	CONDO	02/2008e	FH	1280	\$1,320,000	\$1,031	Sep-07
Stratford Court	Bedok Ria Cres	CONDO	10/2000	99:23/06/1995	1732	\$915,000	\$528	Sep-07
Sunhaven	Upper Changi Rd East	CONDO	2002	FH	2034	\$1,020,000	\$502	Sep-07
Sunhaven	Upper Changi Rd East	CONDO	2002	FH	1259	\$800,000	\$635	Sep-07
Sunhaven	Upper Changi Rd East	CONDO	2002	FH	1065	\$745,000	\$699	Sep-07
Tanamera Crest	Pari Dedap Walk	CONDO	2004	99:20/06/2000	1205	\$728,000	\$604	Sep-07
Tanamera Crest	Pari Dedap Walk	CONDO	2004	99:20/06/2000	1173	\$710,000	\$605	Sep-07
Tanamera Crest	Pari Dedap Walk	CONDO	2004	99:20/06/2000	1194	\$760,000	\$636	Oct-07
Tanamera The	Tanah Merah Kechil Rd	CONDO	1994	99:01/06/1990	947	\$600,000	\$634	Oct-07
	Lucky Heights	<b>APT</b>		FH	1345	\$680,000	\$506	Sep-07
Kew Vale	Kew Heights	<b>DETACHED</b>	1995	99:03/02/1994	4387	\$2,330,000	\$531	Oct-07
Eastern Grove	Jln Limau Kasturi	<b>SEMI-D</b>	1982	999:1878	3774	\$1,910,000	\$506	Sep-07
Eastwood Park	Eastwood Drive	<b>SEMI-D</b>	1997	99:21/06/1995	3187	\$1,650,000	\$518	Sep-07
English Villas	Bedok Rise	<b>SEMI-D</b>	1999	FH	4939	\$1,410,000	\$285	Oct-07

Kew Place	Salam Walk	<b>SEMI-D</b>	1987	FH	3459	\$2,080,000	\$601	Sep-07
Tanah Merah Green	Tanah Merah Kechil Rd	<b>SEMI-D</b>	12/2001	99:17/03/1997	2476	\$1,550,000	\$626	Oct-07
Zephyr Park	Sea Breeze Rd	<b>SEMI-D</b>	1993	FH	3388	\$1,850,000	\$546	Oct-07
Zephyr Park	Sea Breeze Rd	<b>SEMI-D</b>	1993	FH	3388	\$1,850,000	\$546	Oct-07
	Jln Limau Purut	<b>SEMI-D</b>		999:1878	3458	\$1,970,000	\$570	Sep-07
	Lucky Heights	<b>SEMI-D</b>		FH	5037	\$2,880,000	\$572	Sep-07
	Lucky Heights	<b>SEMI-D</b>		FH	3326	\$2,460,000	\$740	Sep-07
	Lucky Heights	<b>SEMI-D</b>		FH	3314	\$2,208,000	\$666	Oct-07
	Sennett Rd	<b>SEMI-D</b>		FH	2970	\$2,050,000	\$690	Sep-07
D'manor	Tanah Merah Kechil Av	<b>TERRACE</b>	12/2001	99:14/03/1997	2722	\$1,090,000	\$400	Sep-07
D'manor	Tanah Merah Kechil Av	<b>TERRACE</b>	12/2001	99:14/03/1997	3400	\$1,300,000	\$382	Oct-07
D'manor	Tanah Merah Kechil Av	<b>TERRACE</b>	12/2001	99:14/03/1997	2722	\$1,123,000	\$413	Oct-07
D'manor	Tanah Merah Kechil Av	<b>TERRACE</b>	12/2001	99:14/03/1997	3314	\$1,580,000	\$477	Oct-07
Excelsior Gardens	Minaret Walk	<b>TERRACE</b>	1991	FH	1614	\$1,250,000	\$774	Sep-07
Kew Residencia	Kew Cres	<b>TERRACE</b>	11/1997	99:03/02/1994	2152	\$892,828	\$415	Oct-07
Kew Vale	Kew Ave	<b>TERRACE</b>	1995	99:03/02/1994	1765	\$1,290,000	\$731	Sep-07
Kew Vale	Kew Ave	<b>TERRACE</b>	1995	99:03/02/1994	1769	\$1,170,000	\$661	Sep-07
Mera Terrace	Seagull Walk	<b>TERRACE</b>	1996	FH	1614	\$1,350,000	\$836	Oct-07
Peakview Estate	Peakville Ave	<b>TERRACE</b>	1979	FH	2543	\$1,700,000	\$669	Sep-07
Springfield The	Chempaka Kuning Link	<b>TERRACE</b>	12/1999	99:22/06/1995	2367	\$880,000	\$372	Sep-07
Summer Gardens	Upper Changi Rd East	<b>TERRACE</b>	06/2004	99:23/06/1995	3024	\$1,000,000	\$331	Sep-07
Tanah Merah Green	Tanah Merah Kechil Rd	<b>TERRACE</b>	12/2001	99:17/03/1997	1870	\$1,460,000	\$781	Sep-07
	Bedok Terrace	<b>TERRACE</b>		999:1878	1674	\$1,332,000	\$796	Sep-07
	Evergreen Gardens	<b>TERRACE</b>		FH	2735	\$1,769,000	\$647	Sep-07
	Parbury Ave	<b>TERRACE</b>		FH	1694	\$1,820,000	\$1,075	Sep-07
	Primrose Ave	<b>TERRACE</b>		FH	2101	\$1,338,000	\$637	Sep-07
	Sennett Rd	<b>TERRACE</b>		FH	1880	\$1,420,000	\$755	Sep-07
	Sennett Rd	<b>TERRACE</b>		FH	1880	\$1,420,000	\$755	Sep-07
	Sunbird Rd	<b>TERRACE</b>		FH	2378	\$1,370,000	\$576	Sep-07
	Tanah Merah Kechil Av	<b>TERRACE</b>		99:14/03/1997	2722	\$1,138,000	\$418	Oct-07
	Upper Changi Rd	<b>TERRACE</b>		FH	2955	\$1,488,888	\$504	Sep-07

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