

CAVEAT FOR SINGAPORE DISTRICT 19

RECENT TRANSACTED PRICES FOR HOUSES/ CONDOS/ APARTMENTS

From Sept 2007 to Oct 2007 (Updated on 31st Oct)

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 Eden Grove	Eden Grove	APT	12/2000	FH	1,065	\$650,000	\$610	Sep-07
Amanusa	Yio Chu Kang Drive	TERRACE	12/2009e	FH	3,174	\$1,580,000	\$498	Sep-07
Amaranda Gardens	Serangoon Ave 3	CONDO	09/2004	FH	1,463	\$1,370,000	\$936	Sep-07
Amaranda Gardens	Serangoon Ave 3	CONDO	09/2004	FH	1,259	\$1,050,000	\$834	Sep-07
Beauty Gardens	Jln Merdu	SEMI-D		999:1879	4,609	\$1,560,000	\$339	Sep-07
Calrose The	Yio Chu Kang Rd	CONDO	12/2008e	FH	968	\$739,000	\$763	Sep-07
Calrose The	Yio Chu Kang Rd	CONDO	12/2008e	FH	1,237	\$988,000	\$798	Sep-07
Calrose The	Yio Chu Kang Rd	CONDO	12/2008e	FH	1,442	\$1,250,000	\$867	Sep-07
Calrose The	Yio Chu Kang Rd	CONDO	12/2008e	FH	1,237	\$1,100,000	\$889	Sep-07
Calrose The	Yio Chu Kang Rd	CONDO	12/2008e	FH	1,184	\$810,000	\$684	Sep-07
Casa Rosa	Lor Ong Lye	CONDO	09/2001	99:02/02/1998	1,173	\$620,000	\$529	Sep-07
Casa Rosa	Lor Ong Lye	CONDO	09/2001	99:02/02/1998	1,130	\$580,000	\$513	Sep-07
Castle Green	Yio Chu Kang Rd	CONDO	11/1997	99:01/12/1993	1,173	\$720,000	\$614	Sep-07
Castle Green	Yio Chu Kang Rd	CONDO	11/1997	99:01/12/1993	1,345	\$600,000	\$446	Sep-07
Castle Green	Yio Chu Kang Rd	CONDO	11/1997	99:01/12/1993	1,410	\$730,000	\$518	Sep-07
Castle Green	Yio Chu Kang Rd	CONDO	11/1997	99:01/12/1993	1,410	\$780,000	\$553	Oct-07
Castle Green	Yio Chu Kang Rd	CONDO	11/1997	99:01/12/1993	1,173	\$715,000	\$610	Oct-07
Cherry Gardens	Lor Lew Lian	APT	2004	99:06/09/1996	1,065	\$648,000	\$608	Oct-07
Chiltern Park	Serangoon Ave 3	CONDO	1995	99:01/03/1991	1,592	\$938,880	\$590	Sep-07
Chiltern Park	Serangoon Ave 3	CONDO	1995	99:01/03/1991	1,248	\$675,000	\$541	Sep-07
Chiltern Park	Serangoon Ave 3	CONDO	1995	99:01/03/1991	947	\$588,000	\$621	Oct-07
Chuan Green	Chuan Link	TERRACE		99:07/02/2001	1,714	\$1,222,000	\$713	Sep-07
Chuan Park	Lor Chuan	CONDO	1984	99:06/06/1980	1,851	\$930,000	\$503	Sep-07
Chuan Park	Lor Chuan	CONDO	1984	99:06/06/1980	710	\$450,000	\$634	Sep-07
Chuan Park	Lor Chuan	CONDO	1984	99:06/06/1980	1,851	\$990,000	\$535	Oct-07
Chuan Vista	Chuan Drive	TERRACE	02/2000	99:26/05/1997	1,973	\$1,080,000	\$547	Sep-07
Compass Heights	Sengkang Square	APT	08/2003	99:30/04/2000	1,334	\$760,000	\$570	Sep-07
Compass Heights	Sengkang Square	APT	08/2003	99:30/04/2000	1,958	\$842,000	\$430	Sep-07
Compass Heights	Sengkang Square	APT	08/2003	99:30/04/2000	1,065	\$620,000	\$582	Sep-07
Compass Heights	Sengkang Square	APT	08/2003	99:30/04/2000	667	\$440,000	\$660	Sep-07
Compass Heights	Sengkang Square	APT	08/2003	99:30/04/2000	1,054	\$595,000	\$564	Sep-07
Compass Heights	Sengkang Square	APT	08/2003	99:30/04/2000	667	\$438,000	\$657	Oct-07

Florida The	Hougang Ave 7	CONDO(EXE	2000	99:16/12/1997	1,388	\$650,000	\$468	Sep-07
Florida The	Hougang Ave 7	CONDO(EXE	2000	99:16/12/1997	1,958	\$820,000	\$419	Sep-07
Florida The	Hougang Ave 7	CONDO(EXE	2000	99:16/12/1997	1,958	\$833,000	\$425	Sep-07
Florida The	Hougang Ave 7	CONDO(EXE	2000	99:16/12/1997	1,323	\$640,000	\$484	Sep-07
Florida The	Hougang Ave 7	CONDO(EXE	2000	99:16/12/1997	1,958	\$870,000	\$444	Oct-07
Golden Heights	Serangoon Ave 3	APT	2003	FH	1,184	\$870,000	\$735	Oct-07
Goldenhill Estate	Li Hwan Drive	TERRACE		FH	1,662	\$1,020,000	\$614	Oct-07
Goldenhill Villas	Golden Drive	TERRACE	2004	FH	1,614	\$1,780,000	\$1,103	Oct-07
Highland Cottage	Highland Walk	TERRACE	1989	FH	3,208	\$1,450,000	\$452	Oct-07
Hougang Green Apts	Buangkok Green	APT	11/1998	99:01/12/1994	764	\$388,000	\$508	Sep-07
Kensington Park	Kensington Park Drive	CONDO	1987	999:1878	1,657	\$1,330,000	\$803	Sep-07
Kensington Park	Kensington Park Drive	CONDO	1987	999:1878	1,496	\$1,150,000	\$769	Sep-07
Kovan Melody	Kovan Rd	CONDO	2006	99:20/01/2004	1,237	\$930,000	\$752	Sep-07
Kovan Melody	Kovan Rd	CONDO	2006	99:20/01/2004	1,237	\$1,020,000	\$824	Sep-07
Kovan Melody	Kovan Rd	CONDO	2006	99:20/01/2004	1,227	\$860,000	\$701	Sep-07
Kovan Melody	Kovan Rd	CONDO	2006	99:20/01/2004	1,872	\$1,260,000	\$673	Sep-07
Kovan Melody	Kovan Rd	CONDO	2006	99:20/01/2004	904	\$739,000	\$818	Sep-07
Kovan Melody	Kovan Rd	CONDO	2006	99:20/01/2004	893	\$668,000	\$748	Sep-07
Kovan Melody	Kovan Rd	CONDO	2006	99:20/01/2004	1,410	\$769,400	\$546	Sep-07
Kovan Melody	Kovan Rd	CONDO	2006	99:20/01/2004	1,410	\$1,050,000	\$745	Oct-07
Kovana	Kovan Rd	APT		FH	1,345	\$969,225	\$721	Sep-07
La Belle	Recreation Lane	TERRACE	2006	FH	2,690	\$1,290,000	\$480	Sep-07
Marlene Ville	Marlene Ave	TERRACE	06/2009e	FH	2,486	\$1,450,000	\$583	Sep-07
Nouvelle Park	Poh Huat Rd West	CONDO	12/1994	FH	1,173	\$656,880	\$560	Sep-07
Oasis Gardens	Jln Bunga Rampai	CONDO	05/2012e	FH	1,227	\$1,099,692	\$897	Sep-07
Oasis Gardens	Jln Bunga Rampai	CONDO	05/2012e	FH	1,227	\$1,150,000	\$938	Sep-07
Oasis Gardens	Jln Bunga Rampai	CONDO	05/2012e	FH	1,334	\$1,196,415	\$897	Sep-07
Oasis Gardens	Jln Bunga Rampai	CONDO	05/2012e	FH	1,033	\$840,000	\$813	Sep-07
Oasis Gardens	Jln Bunga Rampai	CONDO	05/2012e	FH	1,216	\$1,050,000	\$864	Sep-07
Oasis Gardens	Jln Bunga Rampai	CONDO	05/2012e	FH	1,227	\$1,188,000	\$968	Sep-07
Oasis Gardens	Jln Bunga Rampai	CONDO	05/2012e	FH	1,216	\$1,055,360	\$868	Sep-07
Oasis Gardens	Jln Bunga Rampai	CONDO	05/2012e	FH	947	\$800,000	\$845	Sep-07
Oasis Gardens	Jln Bunga Rampai	CONDO	05/2012e	FH	1,474	\$1,430,310	\$970	Sep-07
Oasis Gardens	Jln Bunga Rampai	CONDO	05/2012e	FH	947	\$809,000	\$854	Sep-07
Oasis Gardens	Jln Bunga Rampai	CONDO	05/2012e	FH	1,474	\$1,327,500	\$901	Sep-07
Oasis Gardens	Jln Bunga Rampai	CONDO	05/2012e	FH	1,517	\$1,080,000	\$712	Oct-07
Old House The	Upper Serangoon Rd	APT	2003	FH	1,184	\$650,000	\$549	Sep-07
Palm Grove Condo	Palm Grove Ave	CONDO	12/2002	999:1878	1,840	\$1,344,000	\$730	Sep-07

Quartz The	Compassvale Bow	CONDO	06/2010e	99:18/04/2005	1,130	\$746,100	\$660	Sep-07
Quartz The	Compassvale Bow	CONDO	06/2010e	99:18/04/2005	1,291	\$880,200	\$682	Sep-07
Quartz The	Compassvale Bow	CONDO	06/2010e	99:18/04/2005	1,194	\$750,000	\$628	Sep-07
Regentville	Hougang St 92	APT	12/2003	99:24/04/1996	1,743	\$780,000	\$447	Sep-07
Regentville	Hougang St 92	APT	12/2003	99:24/04/1996	2,077	\$780,000	\$376	Oct-07
Rio Vista	Upper Serangoon View	CONDO	2004	99:02/01/2001	1,248	\$648,000	\$519	Sep-07
Rio Vista	Upper Serangoon View	CONDO	2004	99:02/01/2001	1,248	\$750,000	\$601	Sep-07
Rio Vista	Upper Serangoon View	CONDO	2004	99:02/01/2001	1,592	\$863,000	\$542	Sep-07
Rio Vista	Upper Serangoon View	CONDO	2004	99:02/01/2001	1,248	\$745,000	\$597	Oct-07
Rio Vista	Upper Serangoon View	CONDO	2004	99:02/01/2001	1,054	\$590,000	\$560	Oct-07
Rio Vista	Upper Serangoon View	CONDO	2004	99:02/01/2001	1,237	\$700,000	\$566	Oct-07
Rivervale Crest	Rivervale Cres	APT	2002	99:06/12/1997	1,388	\$735,000	\$530	Sep-07
Rivervale Crest	Rivervale Cres	APT	2002	99:06/12/1997	990	\$490,000	\$495	Sep-07
Rivervale The	Rivervale Link	CONDO(EXE	2000	99:18/12/1997	1,367	\$615,000	\$450	Sep-07
Rosyth Ville	Rosyth Rd	APT	12/2007e	999:1886	1,797	\$820,000	\$456	Sep-07
Serangoon Gardens Esta	Blandford Drive	TERRACE		999:1955	2,803	\$1,880,000	\$671	Sep-07
Serangoon Gardens Esta	Borthwick Drive	TERRACE		999:1955	2,802	\$1,165,000	\$416	Sep-07
Serangoon Gardens Esta	Borthwick Drive	TERRACE		999:1955	2,795	\$1,350,000	\$483	Sep-07
Serangoon Gardens Esta	Braemar Drive	TERRACE		999:1956	2,804	\$1,450,000	\$517	Sep-07
Serangoon Gardens Esta	Burghley Drive	SEMI-D		999:1956	2,799	\$1,350,000	\$482	Sep-07
Serangoon Gardens Esta	Conway Grove	TERRACE		999:1956	2,639	\$1,200,000	\$455	Sep-07
Serangoon Gardens Esta	Huddington Ave	TERRACE		999:1954	2,157	\$1,500,000	\$695	Sep-07
Serangoon Gardens Esta	Hythe Rd	TERRACE		999:1955	2,692	\$1,350,000	\$501	Oct-07
Serangoon Gardens Esta	Medway Drive	TERRACE		FH	1,920	\$1,040,000	\$542	Sep-07
Serangoon Gardens Esta	Medway Drive	SEMI-D		FH	3,652	\$2,480,000	\$679	Sep-07
Serangoon Gardens Esta	Worthing Rd	TERRACE		999:1955	2,161	\$1,450,000	\$671	Sep-07
Sunglade	Serangoon Ave 2	CONDO	2003	99:09/10/2000	1,162	\$780,000	\$671	Sep-07
Sunglade	Serangoon Ave 2	CONDO	2003	99:09/10/2000	1,151	\$726,000	\$631	Sep-07
Thomson Grove	Yio Chu Kang Rd	CONDO	1984	FH	2,894	\$1,750,000	\$605	Oct-07
Yardley The	Upper Serangoon Rd	APT	01/2006	FH	1,302	\$920,000	\$707	Sep-07
	Jln Labu Ayer	APT		FH	1,485	\$700,000	\$471	Sep-07
	Jln Labu Ayer	APT		FH	1,485	\$700,000	\$471	Sep-07
	Upper Serangoon Rd	APT		999:1878	1,883	\$700,000	\$372	Oct-07
	Yio Chu Kang Rd	APT		FH	1,517	\$650,000	\$428	Sep-07
	Florence Rd	SEMI-D		FH	3,997	\$2,000,000	\$500	Sep-07
	Glasgow Rd	SEMI-D		999:1876	5,482	\$2,398,000	\$437	Oct-07
	Hai Sing Cres	SEMI-D		999:1876	2,395	\$1,765,000	\$737	Sep-07
	Leith Rd	SEMI-D		FH	5,015	\$2,369,150	\$472	Sep-07
	Rosyth Rd	SEMI-D		FH	4,560	\$2,368,660	\$519	Sep-07
	St Helier's Ave	SEMI-D		FH	5,416	\$2,830,000	\$523	Oct-07

Tai Hwan Gardens	Tai Hwan Close	TERRACE	1979	FH	2,757	\$1,655,000	\$600	Sep-07
Tai Keng Gardens	Tai Keng Gardens	TERRACE	1976	FH	1,870	\$1,230,000	\$658	Sep-07
	Florence Rd	TERRACE		999:1875	2,176	\$1,300,000	\$598	Sep-07
	Highland Rd	TERRACE		FH	3,637	\$1,250,000	\$344	Sep-07
	Hillside Drive	TERRACE		999:1876	1,493	\$850,000	\$569	Sep-07
	Jln Pelikat	TERRACE		FH	2,051	\$1,050,000	\$512	Sep-07
	Jln Teck Kee	TERRACE		FH	1,602	\$760,000	\$474	Oct-07
	Lim Tua Tow Rd	TERRACE		FH	2,948	\$1,350,000	\$458	Oct-07
	Lor Ah Soo	TERRACE		FH	3,587	\$1,200,000	\$335	Sep-07
	Lor Ah Soo	TERRACE		FH	2,532	\$1,100,000	\$434	Sep-07
	Lor Ah Soo	TERRACE		FH	3,627	\$1,100,000	\$303	Sep-07
	Lor Penchalak	TERRACE		FH	2,792	\$1,238,000	\$443	Sep-07
	Lowland Rd	TERRACE		FH	1,756	\$1,270,000	\$723	Sep-07
	Sirat Place	TERRACE		FH	2,953	\$1,275,000	\$432	Sep-07

Visit <http://www.mypropnex.com>
for more information on Singapore properties