

# CAVEAT FOR SINGAPORE DISTRICT 23

## RECENT TRANSACTED PRICES FOR HOUSES/ CONDOS/ APARTMENTS

From Aug 2007 to Oct 2007 (Updated on 30th 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
Beauty World Centre	Upper Bukit Timah Rd	APT	1984	99:18/09/1979	1872	\$930,000	\$497	Aug-07
Beauty World Centre	Upper Bukit Timah Rd	APT	1984	99:18/09/1979	1872	\$930,000	\$497	Aug-07
Beauty World Centre	Upper Bukit Timah Rd	APT	1984	99:18/09/1979	1872	\$858,000	\$458	Aug-07
Beauty World Centre	Upper Bukit Timah Rd	APT	1984	99:18/09/1979	1872	\$970,000	\$518	Sep-07
Beauty World Centre	Upper Bukit Timah Rd	APT	1984	99:18/09/1979	1872	\$820,000	\$438	Sep-07
Burgundy Hill	Burgundy Cres	SEMI-D	02/1999	99:01/03/1995	2260	\$1,420,000	\$628	Sep-07
Burgundy Hill	Burgundy Rise	SEMI-D	02/1999	99:01/03/1995	2322	\$1,410,000	\$607	Aug-07
Cashew Heights	Cashew Rd	CONDO	08/1990	999:1882	1657	\$1,250,000	\$754	Aug-07
Cashew Park Condo	Cashew Rd	CONDO	1983	999:1882	1818	\$780,000	\$429	Aug-07
Cashew Park Condo	Cashew Rd	CONDO	1983	999:1882	904	\$600,000	\$664	Oct-07
Cashew Villas	Cashew Cres	TERRACE	2002	999:1883	1679	\$1,830,000	\$1,090	Aug-07
Chestervale	Bangkit Rd	CONDO(EXE	1997	99:17/03/1997	1431	\$575,000	\$402	Aug-07
Chestervale	Bangkit Rd	CONDO(EXE	1997	99:17/03/1997	1259	\$560,000	\$445	Aug-07
Chestervale	Bangkit Rd	CONDO(EXE	1997	99:17/03/1997	1431	\$582,000	\$407	Aug-07
Chestervale	Bangkit Rd	CONDO(EXE	1997	99:17/03/1997	1410	\$575,000	\$408	Aug-07
Chestervale	Bangkit Rd	CONDO(EXE	1997	99:17/03/1997	1582	\$700,000	\$443	Sep-07
Chestervale	Bangkit Rd	CONDO(EXE	1997	99:17/03/1997	1431	\$630,000	\$440	Oct-07
Glendale Park	Hillview Ave	CONDO	12/2001	FH	1506	\$960,000	\$637	Sep-07
Glendale Park	Hillview Ave	CONDO	12/2001	FH	1506	\$880,000	\$584	Sep-07
Guilin View	Bukit Batok St 52	CONDO	06/2001	99:24/04/1996	1259	\$720,000	\$572	Aug-07
Guilin View	Bukit Batok St 52	CONDO	06/2001	99:24/04/1996	861	\$500,000	\$581	Aug-07
Guilin View	Bukit Batok St 52	CONDO	06/2001	99:24/04/1996	1528	\$880,000	\$576	Aug-07
Guilin View	Bukit Batok St 52	CONDO	06/2001	99:24/04/1996	1259	\$690,000	\$548	Aug-07
Guilin View	Bukit Batok St 52	CONDO	06/2001	99:24/04/1996	1259	\$700,000	\$556	Sep-07
Hazel Park Condo	Hazel Park Terrace	CONDO	2000	999:1882	1377	\$900,000	\$653	Aug-07
Hazel Park Condo	Hazel Park Terrace	CONDO	2000	999:1882	1377	\$745,000	\$541	Aug-07
Hazel Park Condo	Hazel Park Terrace	CONDO	2000	999:1882	1345	\$883,888	\$657	Sep-07
Hazel Park Condo	Hazel Park Terrace	CONDO	2000	999:1882	1517	\$1,055,000	\$695	Sep-07
Hazel Park Condo	Hazel Park Terrace	CONDO	2000	999:1882	1334	\$888,000	\$666	Sep-07
Hillbrooks	Hillview Ave	CONDO	12/1999	FH	1076	\$710,000	\$660	Sep-07
Hillbrooks	Hillview Ave	CONDO	12/1999	FH	958	\$620,000	\$647	Oct-07
Hillington Green	Hillview Ave	CONDO	2001	999:1883	1356	\$1,030,000	\$760	Aug-07
Hillington Green	Hillview Ave	CONDO	2001	999:1883	1528	\$1,210,000	\$792	Aug-07
Hillington Green	Hillview Ave	CONDO	2001	999:1883	1528	\$1,130,000	\$740	Aug-07

Hillington Green	Hillview Ave	CONDO	2001	999:1883	1528	\$1,050,000	\$687	Aug-07
Hillington Green	Hillview Ave	CONDO	2001	999:1883	1775	\$1,268,000	\$714	Aug-07
Hillington Green	Hillview Ave	CONDO	2001	999:1883	1528	\$1,225,000	\$802	Aug-07
Hillside The	Upper Bukit Timah Rd	CONDO	12/2001	FH	1851	\$1,800,000	\$973	Aug-07
Hillside The	Upper Bukit Timah Rd	CONDO	12/2001	FH	1313	\$1,000,000	\$762	Aug-07
Hilltop Grove	Hillview Ave	CONDO	08/2002	99:12/06/1996	1237	\$650,000	\$525	Aug-07
Hilltop Grove	Hillview Ave	CONDO	08/2002	99:12/06/1996	1248	\$635,000	\$509	Aug-07
Hilltop Grove	Hillview Ave	CONDO	08/2002	99:12/06/1996	1011	\$590,000	\$583	Sep-07
Hillview 128	Hillview Ave	APT	2001	999:1885	1044	\$620,000	\$594	Aug-07
Hillview 128	Hillview Ave	APT	2001	999:1885	968	\$650,000	\$671	Aug-07
Hillview Estate	Jln Dermawan	SEMI-D		FH	4568	\$2,688,000	\$588	Aug-07
Hillview Heights	Hillview Ave	CONDO	04/1997	FH	1668	\$1,000,000	\$600	Aug-07
Hillview Heights	Hillview Ave	CONDO	04/1997	FH	1216	\$755,000	\$621	Aug-07
Hillview Park	Hillview Ave	CONDO	1995	FH	1227	\$750,000	\$611	Aug-07
Hillview Park	Hillview Ave	CONDO	1995	FH	904	\$575,000	\$636	Aug-07
Hillview Regency	Bukit Batok East Ave 2	CONDO	2005	99:20/06/2000	1119	\$600,000	\$536	Aug-07
Hillview Regency	Bukit Batok East Ave 2	CONDO	2005	99:20/06/2000	1119	\$780,000	\$697	Aug-07
Hillview Regency	Bukit Batok East Ave 2	CONDO	2005	99:20/06/2000	1130	\$780,000	\$690	Aug-07
Hillview Regency	Bukit Batok East Ave 2	CONDO	2005	99:20/06/2000	1130	\$848,630	\$751	Aug-07
Hillview Regency	Bukit Batok East Ave 2	CONDO	2005	99:20/06/2000	1151	\$656,000	\$570	Aug-07
Hillview Regency	Bukit Batok East Ave 2	CONDO	2005	99:20/06/2000	1194	\$770,000	\$645	Aug-07
Hillview Regency	Bukit Batok East Ave 2	CONDO	2005	99:20/06/2000	1130	\$670,000	\$593	Aug-07
Hillview Regency	Bukit Batok East Ave 2	CONDO	2005	99:20/06/2000	1108	\$700,000	\$632	Sep-07
Hillview Regency	Bukit Batok East Ave 2	CONDO	2005	99:20/06/2000	1119	\$600,000	\$536	Sep-07
Hillview Regency	Bukit Batok East Ave 2	CONDO	2005	99:20/06/2000	1130	\$781,390	\$692	Sep-07
Hillview Regency	Bukit Batok East Ave 2	CONDO	2005	99:20/06/2000	968	\$630,000	\$651	Oct-07
Hillview Regency	Bukit Batok East Ave 2	CONDO	2005	99:20/06/2000	904	\$580,000	\$642	Oct-07
Hillview Residences	Hillview Ave	CONDO	2002	999:1885	1237	\$668,000	\$540	Aug-07
Jade The	Bukit Batok Central Lin	CONDO	2004	99:02/10/2001	1334	\$905,000	\$678	Aug-07
Jade The	Bukit Batok Central Lin	CONDO	2004	99:02/10/2001	1474	\$950,000	\$644	Aug-07
Linear The	Upper Bukit Timah Rd	APT	2006	999:1876	1248	\$708,000	\$567	Aug-07
Linear The	Upper Bukit Timah Rd	APT	2006	999:1876	1248	\$720,000	\$577	Aug-07
Linear The	Upper Bukit Timah Rd	APT	2006	999:1876	1323	\$779,000	\$589	Aug-07
Linear The	Upper Bukit Timah Rd	APT	2006	999:1876	1248	\$744,000	\$596	Aug-07
Linear The	Upper Bukit Timah Rd	APT	2006	999:1876	1334	\$705,000	\$528	Aug-07
Linear The	Upper Bukit Timah Rd	APT	2006	999:1876	1227	\$689,000	\$562	Aug-07
Linear The	Upper Bukit Timah Rd	APT	2006	999:1876	1162	\$606,000	\$521	Aug-07
Linear The	Upper Bukit Timah Rd	APT	2006	999:1876	1227	\$746,000	\$608	Aug-07
Linear The	Upper Bukit Timah Rd	APT	2006	999:1876	807	\$550,000	\$682	Aug-07
Linear The	Upper Bukit Timah Rd	APT	2006	999:1876	1280	\$808,000	\$631	Aug-07
Linear The	Upper Bukit Timah Rd	APT	2006	999:1876	1248	\$981,500	\$786	Aug-07
Linear The	Upper Bukit Timah Rd	APT	2006	999:1876	1280	\$836,500	\$653	Sep-07
Madeira The	Bukit Batok St 31	CONDO	2003	99:14/08/2000	936	\$550,000	\$588	Aug-07

Madeira The	Bukit Batok St 31	CONDO	2003	99:14/08/2000	1356	\$808,000	\$596	Aug-07
Maysprings	Petir Rd	APT	11/1999	99:01/12/1994	1291	\$610,000	\$472	Aug-07
Maysprings	Petir Rd	APT	11/1999	99:01/12/1994	1270	\$620,000	\$488	Aug-07
Maysprings	Petir Rd	APT	11/1999	99:01/12/1994	818	\$460,000	\$563	Aug-07
Maysprings	Petir Rd	APT	11/1999	99:01/12/1994	904	\$490,000	\$542	Aug-07
Maysprings	Petir Rd	APT	11/1999	99:01/12/1994	818	\$460,000	\$563	Aug-07
Maysprings	Petir Rd	APT	11/1999	99:01/12/1994	1399	\$660,000	\$472	Aug-07
Maysprings	Petir Rd	APT	11/1999	99:01/12/1994	1302	\$655,000	\$503	Sep-07
Merawoods	Hillview Ave	CONDO	09/1999	999:1885	1345	\$980,000	\$729	Sep-07
Montrosa	Hillview Ave	CONDO	12/1999	999:1885	1151	\$742,888	\$645	Sep-07
Northvale	Choa Chu Kang Loop	APT	1998	99:01/03/1995	1668	\$720,000	\$432	Aug-07
Northvale	Choa Chu Kang Loop	APT	1998	99:01/03/1995	1517	\$750,000	\$494	Oct-07
Northvale	Choa Chu Kang Loop	APT	1998	99:01/03/1995	1797	\$880,000	\$490	Oct-07
Northvale	Choa Chu Kang Loop	APT	1998	99:01/03/1995	1797	\$890,000	\$495	Oct-07
Palm Gardens	Hong San Walk	CONDO	08/2001	99:12/08/1996	1205	\$580,000	\$481	Aug-07
Palm Gardens	Hong San Walk	CONDO	08/2001	99:12/08/1996	1937	\$800,000	\$413	Sep-07
Parkview Apts	Bukit Batok St 25	APT	12/1998	99:01/05/1994	979	\$460,000	\$470	Aug-07
Parkview Apts	Bukit Batok St 25	APT	12/1998	99:01/05/1994	979	\$523,000	\$534	Aug-07
Parkview Apts	Bukit Batok St 25	APT	12/1998	99:01/05/1994	925	\$495,000	\$535	Aug-07
Parkview Apts	Bukit Batok St 25	APT	12/1998	99:01/05/1994	1119	\$640,000	\$572	Aug-07
Parkview Apts	Bukit Batok St 25	APT	12/1998	99:01/05/1994	1119	\$610,000	\$545	Sep-07
Parkview Apts	Bukit Batok St 25	APT	12/1998	99:01/05/1994	936	\$488,000	\$521	Sep-07
Parkview Apts	Bukit Batok St 25	APT	12/1998	99:01/05/1994	1119	\$610,000	\$545	Sep-07
Parkview Apts	Bukit Batok St 25	APT	12/1998	99:01/05/1994	1119	\$570,000	\$509	Sep-07
Parkview Apts	Bukit Batok St 25	APT	12/1998	99:01/05/1994	1141	\$618,000	\$542	Sep-07
Pavilion Park	Pavilion Circle	SEMI-D	12/2008e	FH	2469	\$1,938,000	\$785	Aug-07
Petals The	Hillview Ave	CONDO	12/2002	FH	1905	\$1,180,000	\$620	Aug-07
Quintet The	Choa Chu Kang St 64	CONDO(EXE	2006	99:22/01/2003	2507	\$824,700	\$329	Aug-07
Quintet The	Choa Chu Kang St 64	CONDO(EXE	2006	99:22/01/2003	1259	\$571,140	\$454	Aug-07
Quintet The	Choa Chu Kang St 64	CONDO(EXE	2006	99:22/01/2003	3196	\$864,500	\$271	Aug-07
Quintet The	Choa Chu Kang St 64	CONDO(EXE	2006	99:22/01/2003	2507	\$862,700	\$344	Aug-07
Quintet The	Choa Chu Kang St 64	CONDO(EXE	2006	99:22/01/2003	2507	\$958,100	\$382	Aug-07
Quintet The	Choa Chu Kang St 64	CONDO(EXE	2006	99:22/01/2003	1259	\$600,000	\$477	Aug-07
Quintet The	Choa Chu Kang St 64	CONDO(EXE	2006	99:22/01/2003	2507	\$844,700	\$337	Aug-07
Quintet The	Choa Chu Kang St 64	CONDO(EXE	2006	99:22/01/2003	1571	\$652,860	\$416	Aug-07
Quintet The	Choa Chu Kang St 64	CONDO(EXE	2006	99:22/01/2003	1560	\$777,000	\$498	Sep-07
Quintet The	Choa Chu Kang St 64	CONDO(EXE	2006	99:22/01/2003	1270	\$610,000	\$480	Sep-07
Regent Grove	Choa Chu Kang North	CONDO	05/2001	99:17/05/1997	1259	\$515,000	\$409	Aug-07
Regent Grove	Choa Chu Kang North	CONDO	05/2001	99:17/05/1997	1162	\$530,000	\$456	Aug-07
Regent Grove	Choa Chu Kang North	CONDO	05/2001	99:17/05/1997	1194	\$562,000	\$471	Aug-07
Regent Grove	Choa Chu Kang North	CONDO	05/2001	99:17/05/1997	1173	\$510,000	\$435	Aug-07
Regent Grove	Choa Chu Kang North	CONDO	05/2001	99:17/05/1997	1259	\$640,000	\$508	Aug-07
Regent Grove	Choa Chu Kang North	CONDO	05/2001	99:17/05/1997	1194	\$588,000	\$492	Aug-07

Regent Heights	Bukit Batok East Ave 5	CONDO	08/2001	99:07/11/1995	1022	\$512,000	\$501	Aug-07
Regent Heights	Bukit Batok East Ave 5	CONDO	08/2001	99:07/11/1995	1022	\$645,000	\$631	Aug-07
Regent Heights	Bukit Batok East Ave 5	CONDO	08/2001	99:07/11/1995	1162	\$676,000	\$582	Aug-07
Regent Heights	Bukit Batok East Ave 5	CONDO	08/2001	99:07/11/1995	1173	\$590,000	\$503	Sep-07
Regent Heights	Bukit Batok East Ave 5	CONDO	08/2001	99:07/11/1995	1022	\$535,000	\$523	Sep-07
Regent Heights	Bukit Batok East Ave 5	CONDO	08/2001	99:07/11/1995	1033	\$450,000	\$436	Oct-07
Villa Verde	Verde Cres	TERRACE	03/2002	99:22/03/1997	1614	\$950,000	\$589	Sep-07
Warren The	Choa Chu Kang Loop	CONDO	2004	99:21/06/2001	1216	\$720,000	\$592	Aug-07
Warren The	Choa Chu Kang Loop	CONDO	2004	99:21/06/2001	1065	\$570,000	\$535	Aug-07
Warren The	Choa Chu Kang Loop	CONDO	2004	99:21/06/2001	1065	\$585,000	\$549	Aug-07
Warren The	Choa Chu Kang Loop	CONDO	2004	99:21/06/2001	1065	\$560,000	\$526	Aug-07
Warren The	Choa Chu Kang Loop	CONDO	2004	99:21/06/2001	1237	\$682,000	\$551	Aug-07
Warren The	Choa Chu Kang Loop	CONDO	2004	99:21/06/2001	1065	\$615,000	\$577	Aug-07
Warren The	Choa Chu Kang Loop	CONDO	2004	99:21/06/2001	1065	\$560,000	\$526	Aug-07
Warren The	Choa Chu Kang Loop	CONDO	2004	99:21/06/2001	1033	\$555,000	\$537	Sep-07
Warren The	Choa Chu Kang Loop	CONDO	2004	99:21/06/2001	1539	\$880,000	\$572	Oct-07
Windermere	Choa Chu Kang St 64	CONDO(EXE	1999	99:03/03/1997	1280	\$608,000	\$475	Sep-07
Yew Mei Green	Choa Chu Kang North	CONDO(EXE	2000	99:01/12/1997	1291	\$618,000	\$479	Aug-07
Yew Mei Green	Choa Chu Kang North	CONDO(EXE	2000	99:01/12/1997	1291	\$626,000	\$485	Aug-07
Yew Mei Green	Choa Chu Kang North	CONDO(EXE	2000	99:01/12/1997	1592	\$770,000	\$484	Aug-07
Yew Mei Green	Choa Chu Kang North	CONDO(EXE	2000	99:01/12/1997	1636	\$720,000	\$440	Sep-07
Yew Mei Green	Choa Chu Kang North	CONDO(EXE	2000	99:01/12/1997	1130	\$540,000	\$478	Sep-07
Yew Mei Green	Choa Chu Kang North	CONDO(EXE	2000	99:01/12/1997	1291	\$575,000	\$445	Sep-07
Yew Mei Green	Choa Chu Kang North	CONDO(EXE	2000	99:01/12/1997	1291	\$580,000	\$449	Sep-07
	Bukit Batok East Ave 2	CONDO		99:20/06/2000	1108	\$765,460	\$691	Sep-07
	Cashew Cres	SEMI-D		99:1883	3229	\$1,860,000	\$576	Aug-07
	Choa Chu Kang Rd	DETACHED		99:1881	10860	\$5,980,000	\$551	Aug-07
	Chu Lin Rd	APT		99:1885	1076	\$418,000	\$388	Aug-07
	Chu Lin Rd	APT		99:1885	1076	\$510,000	\$474	Aug-07
	Jln Asas	SEMI-D		99:18/03/1947	2742	\$400,000	\$146	Aug-07
	Jln Dermawan	SEMI-D		FH	4927	\$4,800,000	\$974	Aug-07
	Jln Intan	TERRACE		FH	2247	\$1,250,000	\$556	Aug-07
	Jln Siap	SEMI-D		99:18/03/1947	5141	\$570,000	\$111	Sep-07
	Jln Uji	SEMI-D		99:18/03/1947	6587	\$900,000	\$137	Aug-07
	Pavilion Circle	SEMI-D		FH	2358	\$1,858,888	\$788	Aug-07
	Phoenix Gardens	TERRACE		FH	1796	\$1,060,000	\$590	Sep-07
	Phoenix Rd	APT		99:01/01/1969	979	\$286,000	\$292	Aug-07

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