

## The Edge Singapore Property Transaction Tracker

### Newton One apartment hits \$1,676 psf



GWYNETH YEO, THE EDGE SINGAPORE

A 1,216 sq ft 10th floor apartment at the newly completed Newton One was sold for \$2.04 million recently

BY ELLEN LOKAJAYA |

There was a flurry of activity in the Newton Road area, with five transactions of between \$1,100 and \$1,676 psf carried out from Sept 25 to Oct 2, according to caveats lodged with URA Realis. The highest psf transacted price for that week was seen at a 1,216 sq ft, 10th-floor apartment at Newton One — it was sold for \$2.038 million or \$1,676 psf. Another transaction that took place in the same tower was for a 21st-floor, 1,808 sq ft apartment that changed hands for \$3.028 million (\$1,675 psf).

Newton One, a 91-unit freehold-luxury condominium project by Lippo Group, received its TOP just a few months ago. It was launched in mid-2006 at \$1,200 to \$1,250 psf, which was considered a new price benchmark in the Newton area at a time when most developments there were fetching around \$1,000 psf.

The two sellers at Newton One must be pretty pleased with their sale. The owner of the two-bedroom 1,216 sq ft apartment on the 10th floor purchased it from the developer in July 2006 for \$1.36 million, or \$1,122 psf. He enjoyed a 49% price appreciation from the transaction.

Meanwhile, the owner of the three-bedroom 1,808 sq ft apartment on the 21st floor who sold the unit at \$1,675 psf, purchased it in a sub-sale in May 2007 for \$2.72 million (\$1,504 psf). The previous owner had purchased the unit during its launch in July 2006 for \$2.235 million or \$1,236 psf.

These transactions show that prices at Newton One are back to the boom levels seen two years ago. The highest price achieved in the project was when a 23rd-storey, 1,916 sq ft apartment changed hands in a sub-sale at \$2,000 psf, or a quantum price of \$3.832 million, in December 2007.

Owners at Newton One are probably bench-

marking their asking prices to new launches in the neighbourhood. Right next door is Ho Bee Group's Trilight, which started its private preview on Oct 9. To date, of the 60 units released, 51 have been sold at an average price of \$1,650 psf. The 205-unit condo is expected to be completed in 2012.

Meanwhile, further down the road, joint-venture partners Koh Brothers, Heeton Holdings, KSH Holdings and Lian Beng Group previewed Lincoln Suites last Thursday. Fifty-six units will be released in the first phase, with prices starting from \$1,680 psf. The project will contain a mix of units ranging from studio and one-bedroom apartments to duplexes and penthouses.

Older developments in the vicinity, however, have not quite crossed the \$1,600 psf level. Just a few doors from Newton One is Newton Euro Asia, a freehold condo by Euro-Asia Realty completed in 2004. A 1,184 sq ft apartment on the 12th floor changed hands at \$1.48 million (\$1,250 psf) in a resale. The seller had bought the unit in June for \$1.28 million (\$1,081 psf), hence flipping the property for a 16% gain in just four months.

Across the road is Newton 18, an 81-unit freehold-luxury condo project by Wing Tai Holdings completed five years ago. The most recent caveat showed that an apartment on the 28th floor of the 30-storey condo was sold for \$1.38 million, or \$1,491 psf. The highest transacted price psf in the development was for an 807 sq ft, ninth-floor apartment — it was sold for \$1.32 million, or \$1,635 sq ft, in November 2007.

Wing Tai's other project (next door to Newton 18) is the 99-year leasehold, 311-unit Amaryllyis Ville, which was also completed five years ago. The most recent transaction in the development was for a fifth-floor unit that was sold for \$1.36 million or \$1,100 psf. The previous owner had purchased the 1,238 sq ft two-bedroom apartment in March 2007 for \$1.28 million (\$1,030 psf).

So, it looks like the new high-end developments in the Newton area are testing new price levels. Residences@ Evelyn, a freehold-luxury 208-unit 1 condo located on the quiet and exclusive Evelyn Road, just off Newton Road, saw a 28th-floor apartment in one of the twin towers changing hands at \$1.88 million or \$1,650 psf. The 1,141 sq ft apartment was first bought in October 2006 for \$1.45 million or \$1,280 psf. But, Newton One, being the newest condo on the block, is able to command a slight premium for now.

| PROJECT                       | PROPERTY TYPE  | TENURE    | CONTRACT DATE | FLOOR AREA (SQ FT) | TRANSACTION PRICE (\$) | UNIT PRICE (\$ PSF) | COMPLETION DATE | TYPE OF SALE | PURCHASER ADDRESS |
|-------------------------------|----------------|-----------|---------------|--------------------|------------------------|---------------------|-----------------|--------------|-------------------|
| <b>District 1</b>             |                |           |               |                    |                        |                     |                 |              |                   |
| MARINA BAY RESIDENCES         | Condominium    | 99 years  | Oct 1, 2009   | 1,636              | \$3,959,120            | \$2,420             | Uncompleted     | Sub Sale     | Private           |
| PEOPLE'S PARK COMPLEX         | Apartment      | 99 years  | Sept 30, 2009 | 1,119              | \$720,000              | \$643               | 1972            | Resale       | Private           |
| THE SAIL @ MARINA BAY         | Apartment      | 99 years  | Sept 25, 2009 | 614                | \$1,100,000            | \$1,793             | 2008            | Resale       | Private           |
| THE SAIL @ MARINA BAY         | Apartment      | 99 years  | Sept 25, 2009 | 678                | \$1,206,840            | \$1,780             | 2008            | Resale       | HDB               |
| <b>District 2</b>             |                |           |               |                    |                        |                     |                 |              |                   |
| ICON                          | Apartment      | 99 years  | Sept 30, 2009 | 786                | \$1,100,000            | \$1,400             | 2007            | Sub Sale     | Private           |
| ICON                          | Apartment      | 99 years  | Sept 25, 2009 | 657                | \$985,500              | \$1,501             | 2007            | Sub Sale     | Private           |
| <b>District 3</b>             |                |           |               |                    |                        |                     |                 |              |                   |
| DOMAIN 21                     | Condominium    | 99 years  | Sept 30, 2009 | 883                | \$1,040,000            | \$1,178             | 2007            | Resale       | HDB               |
| THE METROPOLITAN CONDO        | Condominium    | 99 years  | Sept 30, 2009 | 1,356              | \$1,423,800            | \$1,050             | Uncompleted     | Sub Sale     | Private           |
| RIVER PLACE                   | Condominium    | 99 years  | Sept 28, 2009 | 1,313              | \$1,450,000            | \$1,104             | 1999            | Resale       | Private           |
| <b>District 4</b>             |                |           |               |                    |                        |                     |                 |              |                   |
| CARIBBEAN AT KEPPEL BAY       | Condominium    | 99 years  | Oct 2, 2009   | 1,227              | \$1,560,000            | \$1,271             | 2004            | Resale       | Private           |
| THE OCEANFRONT @ SENTOSA COVE | Condominium    | 99 years  | Oct 1, 2009   | 1,216              | \$2,249,600            | \$1,849             | Uncompleted     | Sub Sale     | Private           |
| HARBOURLIGHTS                 | Apartment      | Freehold  | Sept 30, 2009 | 893                | \$980,000              | \$1,097             | 1997            | Resale       | HDB               |
| CARIBBEAN AT KEPPEL BAY       | Condominium    | 99 years  | Sept 28, 2009 | 1,216              | \$1,560,000            | \$1,283             | 2004            | Resale       | Private           |
| 65 OCEAN DRIVE                | Detached House | 99 years  | Sept 28, 2009 | 8,751              | \$13,888,888           | \$1,588             | 2008            | Resale       | Private           |
| CARIBBEAN AT KEPPEL BAY       | Condominium    | 99 years  | Sept 25, 2009 | 1,249              | \$1,736,110            | \$1,390             | 2004            | Resale       | Private           |
| <b>District 5</b>             |                |           |               |                    |                        |                     |                 |              |                   |
| SPRINGWOOD                    | Terrace House  | Freehold  | Oct 2, 2009   | 2,024              | \$1,810,000            | \$895               | 1990            | Resale       | Private           |
| THE INFINITI                  | Condominium    | Freehold  | Oct 2, 2009   | 915                | \$800,000              | \$874               | 2008            | Resale       | Private           |
| PASIR PANJANG COURT           | Apartment      | Freehold  | Oct 1, 2009   | 1,378              | \$923,000              | \$670               | Unknown         | Resale       | HDB               |
| VARSITY PARK CONDO            | Condominium    | 99 years  | Oct 1, 2009   | 1,055              | \$980,000              | \$929               | 2008            | Resale       | Private           |
| WEST BAY CONDO                | Condominium    | 99 years  | Sept 30, 2009 | 1,442              | \$840,000              | \$582               | 1994            | Resale       | Private           |
| DOVER PARKVIEW                | Condominium    | 99 years  | Sept 29, 2009 | 1,615              | \$960,000              | \$595               | 1997            | Resale       | HDB               |
| HERITAGE VIEW                 | Condominium    | 99 years  | Sept 29, 2009 | 1,163              | \$980,000              | \$843               | 2000            | Resale       | Private           |
| HERITAGE VIEW                 | Condominium    | 99 years  | Sept 29, 2009 | 1,313              | \$1,100,000            | \$838               | 2000            | Resale       | Private           |
| THE PARC CONDO                | Condominium    | Freehold  | Sept 29, 2009 | 1,302              | \$1,150,000            | \$883               | Uncompleted     | Sub Sale     | Private           |
| BOTANNIA                      | Condominium    | 956 years | Sept 29, 2009 | 1,550              | \$1,162,500            | \$750               | 2009            | Sub Sale     | Private           |
| WESTCOVE CONDO                | Condominium    | 99 years  | Sept 28, 2009 | 1,087              | \$712,000              | \$655               | 1998            | Resale       | Private           |
| 343A PASIR PANJANG ROAD       | Terrace House  | Freehold  | Sept 28, 2009 | 1,658              | \$1,406,000            | \$850               | 1994            | Resale       | Private           |
| 7 WEST COAST VIEW             | Terrace House  | Freehold  | Sept 28, 2009 | 2,185              | \$2,000,000            | \$914               | 1994            | Resale       | Private           |
| CARABELLE                     | Condominium    | 956 years | Sept 28, 2009 | 1,302              | \$823,000              | \$632               | 2009            | Sub Sale     | HDB               |
| FABER CREST                   | Condominium    | 99 years  | Sept 25, 2009 | 1,259              | \$870,000              | \$691               | 2001            | Resale       | Private           |
| HERITAGE VIEW                 | Condominium    | 99 years  | Sept 25, 2009 | 1,507              | \$1,380,000            | \$916               | 2000            | Resale       | Private           |
| VISTA PARK                    | Condominium    | 99 years  | Sept 25, 2009 | 969                | \$635,000              | \$655               | 1985            | Resale       | Private           |
| THE MAYLEA                    | Condominium    | Freehold  | Sept 25, 2009 | 1,647              | \$1,650,000            | \$1,002             | 2008            | Resale       | Private           |
| CARABELLE                     | Condominium    | 956 years | Sept 25, 2009 | 1,292              | \$1,091,800            | \$845               | 2009            | Sub Sale     | HDB               |
| <b>District 7</b>             |                |           |               |                    |                        |                     |                 |              |                   |
| THE BENCOLEN                  | Apartment      | 99 years  | Oct 1, 2009   | 850                | \$820,000              | \$964               | 1999            | Resale       | Private           |
| SOUTHBANK                     | Apartment      | 99 years  | Oct 1, 2009   | 614                | \$758,000              | \$1,235             | Uncompleted     | Sub Sale     | Private           |
| CONCOURSE SKYLINE             | Apartment      | 99 years  | Sept 29, 2009 | 861                | \$1,238,800            | \$1,439             | Uncompleted     | New Sale     | Private           |
| SOUTHBANK                     | Apartment      | 99 years  | Sept 25, 2009 | 969                | \$1,080,000            | \$1,115             | Uncompleted     | Sub Sale     | HDB               |
| THE PLAZA                     | Apartment      | 99 years  | Sept 25, 2009 | 678                | \$625,000              | \$922               | 1999            | Resale       | HDB               |
| GOLDEN MILE COMPLEX           | Apartment      | 99 years  | Sept 25, 2009 | 2,196              | \$1,450,000            | \$660               | 1974            | Resale       | Private           |
| <b>District 8</b>             |                |           |               |                    |                        |                     |                 |              |                   |
| CITY SQUARE RESIDENCES        | Condominium    | Freehold  | Sept 25, 2009 | 872                | \$965,000              | \$1,107             | 2008            | Sub Sale     | Private           |

86 Robertson Quay



- Freehold strata-title space from 1,399 - 1,722 sq ft
- Prominent Singapore River frontage
- Linked to Marina Bay / Boat Quay / Clarke Quay via River Promenade
- Singapore river cruise / river taxi route
- Charming architecture with column-free space and high ceiling
- Huge residential / tourist catchment
- Ideal for F&B destination, lifestyle retail & services, gourmet grocer, art galleries, etc.

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- Leasehold 99 years w.e.f. 1989
- Established business address
- Grade A office link to City Hall MRT station
- Whole floor 10,000 to 12,000 sq ft
- Strata units, vacant or with tenancies - from 1,500 to 4,600 sq ft
- Ample parking space

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The Central



- Leasehold 99 years w.e.f. 2001
- Modern office with full-height windows and high ceiling
- Above Clarke Quay MRT Station
- Sale with tenancy - from 883 to 1,766 sq ft

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|-----------------------------|---------------------|-----------|---------------|--------------------|------------------------|---------------------|-----------------|--------------|-------------------|
| <b>District 9</b>           |                     |           |               |                    |                        |                     |                 |              |                   |
| ASPEN HEIGHTS               | Condominium         | 999 years | Oct 1, 2009   | 1,324              | \$1,665,000            | \$1,258             | 1998            | Resale       | Private           |
| GRANGE INFINITE             | Condominium         | Freehold  | Sept 30, 2009 | 2,702              | \$9,186,000            | \$3,400             | Uncompleted     | Sub Sale     | Private           |
| THE INSPIRA                 | Condominium         | Freehold  | Sept 29, 2009 | 1,259              | \$1,743,715            | \$1,385             | Uncompleted     | Sub Sale     | Private           |
| MARTIN PLACE RESIDENCES     | Condominium         | Freehold  | Sept 28, 2009 | 592                | \$1,050,000            | \$1,774             | Uncompleted     | Sub Sale     | HDB               |
| TRIBECA                     | Condominium         | Freehold  | Sept 28, 2009 | 570                | \$870,000              | \$1,525             | Uncompleted     | Sub Sale     | Private           |
| THE INSPIRA                 | Condominium         | Freehold  | Sept 28, 2009 | 1,259              | \$1,674,470            | \$1,330             | Uncompleted     | Sub Sale     | HDB               |
| ONE DEVONSHIRE              | Condominium         | Freehold  | Sept 28, 2009 | 915                | \$1,921,500            | \$2,100             | Uncompleted     | Sub Sale     | Private           |
| ASPEN HEIGHTS               | Condominium         | 999 years | Sept 28, 2009 | 1,324              | \$1,600,000            | \$1,208             | 1998            | Resale       | Private           |
| ST THOMAS SUITES            | Condominium         | Freehold  | Sept 25, 2009 | 2,013              | \$3,945,480            | \$1,960             | Uncompleted     | Sub Sale     | Private           |
| ORCHARD SCOTTS              | Condominium         | 99 years  | Sept 25, 2009 | 2,282              | \$4,039,140            | \$1,770             | 2007            | Resale       | Private           |
| EMILY RESIDENCE             | Apartment           | Freehold  | Sept 25, 2009 | 721                | \$790,000              | \$1,095             | 2006            | Resale       | HDB               |
| PATERSON RESIDENCE          | Condominium         | Freehold  | Sept 25, 2009 | 4,230              | \$6,800,000            | \$1,607             | 2008            | Resale       | Private           |
| ASPEN HEIGHTS               | Condominium         | 999 years | Sept 25, 2009 | 1,044              | \$1,400,000            | \$1,341             | 1998            | Resale       | HDB               |
| ASPEN HEIGHTS               | Condominium         | 999 years | Sept 25, 2009 | 1,582              | \$1,980,000            | \$1,251             | 1998            | Resale       | HDB               |
| <b>District 10</b>          |                     |           |               |                    |                        |                     |                 |              |                   |
| THE FORD @ HOLLAND          | Condominium         | Freehold  | Oct 2, 2009   | 506                | \$790,000              | \$1,562             | 2009            | Sub Sale     | HDB               |
| VALLEY PARK                 | Condominium         | 999 years | Oct 2, 2009   | 1,658              | \$2,020,000            | \$1,219             | 1997            | Resale       | Private           |
| ONE JERVOIS                 | Condominium         | Freehold  | Oct 2, 2009   | 990                | \$1,280,000            | \$1,293             | 2009            | Sub Sale     | Private           |
| FOUR SEASONS PARK           | Condominium         | Freehold  | Oct 2, 2009   | 2,260              | \$5,000,000            | \$2,212             | 1994            | Resale       | Private           |
| THE TRIZON                  | Condominium         | Freehold  | Oct 1, 2009   | 4,994              | \$5,700,000            | \$1,141             | Uncompleted     | Sub Sale     | Private           |
| THE SIXTH AVENUE RESIDENCES | Condominium         | Freehold  | Oct 1, 2009   | 2,056              | \$2,837,280            | \$1,380             | 2009            | Sub Sale     | Private           |
| 4 GREENLEAF LANE            | Semi-Detached House | Freehold  | Sept 29, 2009 | 3,961              | \$3,950,000            | \$999               | 1998            | Resale       | HDB               |
| TANGLIN REGENCY             | Condominium         | 99 years  | Sept 29, 2009 | 850                | \$835,000              | \$982               | 1998            | Resale       | HDB               |
| THE MERASAGA                | Condominium         | 99 years  | Sept 28, 2009 | 947                | \$1,270,000            | \$1,341             | 1995            | Resale       | Private           |
| ONE JERVOIS                 | Condominium         | Freehold  | Sept 28, 2009 | 1,313              | \$1,752,855            | \$1,335             | 2009            | Sub Sale     | Private           |
| JERVOIS LODGE               | Condominium         | Freehold  | Sept 28, 2009 | 1,206              | \$1,350,000            | \$1,120             | 1997            | Resale       | Private           |
| THE TRIZON                  | Condominium         | Freehold  | Sept 28, 2009 | 1,894              | \$2,535,300            | \$1,338             | Uncompleted     | New Sale     | Private           |
| THE SIXTH AVENUE RESIDENCES | Condominium         | Freehold  | Sept 28, 2009 | 2,347              | \$3,000,000            | \$1,278             | 2009            | Sub Sale     | HDB               |
| SOMMERVILLE PARK            | Condominium         | Freehold  | Sept 28, 2009 | 1,862              | \$2,580,000            | \$1,385             | 1985            | Resale       | Private           |
| THE TRIZON                  | Condominium         | Freehold  | Sept 25, 2009 | 2,207              | \$2,772,700            | \$1,257             | Uncompleted     | New Sale     | Private           |
| CORONA VILLE                | Condominium         | Freehold  | Sept 25, 2009 | 1,518              | \$1,380,000            | \$909               | 1983            | Resale       | HDB               |
| TANGLIN REGENCY             | Condominium         | 99 years  | Sept 25, 2009 | 969                | \$928,000              | \$958               | 1998            | Resale       | Private           |
| SPRING GROVE                | Condominium         | 99 years  | Sept 25, 2009 | 1,335              | \$1,480,000            | \$1,109             | 1996            | Resale       | Private           |
| ONE JERVOIS                 | Condominium         | Freehold  | Sept 25, 2009 | 990                | \$1,272,150            | \$1,285             | Uncompleted     | Sub Sale     | Private           |
| VOLARI                      | Condominium         | Freehold  | Sept 25, 2009 | 1,324              | \$2,863,000            | \$2,162             | Uncompleted     | New Sale     | Private           |
| THE TRIZON                  | Condominium         | Freehold  | Sept 25, 2009 | 1,550              | \$2,111,300            | \$1,362             | Uncompleted     | New Sale     | Private           |
| THE ORCHARD RESIDENCES      | Apartment           | 99 years  | Sept 25, 2009 | 2,465              | \$6,500,000            | \$2,637             | Uncompleted     | Sub Sale     | Private           |
| HOLLAND SUITES              | Apartment           | Freehold  | Sept 25, 2009 | 1,421              | \$700,000              | \$493               | 1999            | Resale       | Private           |
| THE TRIZON                  | Condominium         | Freehold  | Sept 25, 2009 | 1,012              | \$1,521,400            | \$1,504             | Uncompleted     | New Sale     | Private           |
| <b>District 11</b>          |                     |           |               |                    |                        |                     |                 |              |                   |
| HILLCREST ARCADIA           | Condominium         | 99 years  | Oct 2, 2009   | 1,798              | \$1,500,000            | \$834               | 1980            | Resale       | Private           |
| AMARYLLIS VILLE             | Condominium         | 99 years  | Oct 2, 2009   | 1,238              | \$1,361,800            | \$1,100             | 2004            | Resale       | Private           |
| NEWTON ONE                  | Condominium         | Freehold  | Oct 2, 2009   | 1,216              | \$2,038,000            | \$1,676             | 2009            | Sub Sale     | Private           |
| BUCKLEY 18                  | Apartment           | Freehold  | Oct 1, 2009   | 1,528              | \$2,075,000            | \$1,358             | 2009            | Sub Sale     | Private           |
| SOLEIL @ SINARAN            | Condominium         | 99 years  | Oct 1, 2009   | 936                | \$1,198,080            | \$1,279             | Uncompleted     | Sub Sale     | Private           |
| NEWTON EURO-ASIA            | Apartment           | Freehold  | Oct 1, 2009   | 1,184              | \$1,480,000            | \$1,250             | 2004            | Resale       | Private           |
| THE TREVOSE                 | Condominium         | 99 years  | Oct 1, 2009   | 1,270              | \$1,260,000            | \$992               | 2001            | Resale       | Private           |
| 26 JALAN NOVENA SELATAN     | Terrace House       | Freehold  | Sept 30, 2009 | 1,625              | \$2,200,000            | \$1,354             | Unknown         | Resale       | Private           |
| 16B LORNE ROAD              | Detached House      | Freehold  | Sept 30, 2009 | 6,458              | \$4,960,000            | \$768               | 1992            | Resale       | Private           |
| NEWTON 18                   | Apartment           | Freehold  | Sept 29, 2009 | 926                | \$1,380,000            | \$1,491             | 2002            | Resale       | Private           |
| WATTEN HILL                 | Condominium         | Freehold  | Sept 29, 2009 | 2,669              | \$2,600,000            | \$974               | 1979            | Resale       | Private           |
| LA MAISON                   | Apartment           | Freehold  | Sept 28, 2009 | 1,292              | \$1,255,000            | \$972               | 1999            | Resale       | Private           |
| NEWTON ONE                  | Condominium         | Freehold  | Sept 28, 2009 | 1,808              | \$3,028,400            | \$1,675             | 2009            | Sub Sale     | Private           |
| RESIDENCES @ EVELYN         | Condominium         | Freehold  | Sept 28, 2009 | 1,141              | \$1,882,650            | \$1,650             | 2007            | Resale       | Private           |
| STRATA                      | Apartment           | Freehold  | Sept 28, 2009 | 506                | \$750,000              | \$1,482             | 2006            | Resale       | Private           |
| TREVOSE PARK                | Condominium         | Freehold  | Sept 25, 2009 | 818                | \$945,000              | \$1,155             | 1991            | Resale       | Private           |
| THE ANSLEY                  | Condominium         | Freehold  | Sept 25, 2009 | 1,302              | \$1,450,000            | \$1,113             | 2004            | Resale       | Private           |
| DUNEARN LODGE               | Apartment           | 99 years  | Sept 25, 2009 | 1,023              | \$825,000              | \$807               | 1997            | Resale       | Private           |
| PARK INFANIA AT WEE NAM     | Condominium         | Freehold  | Sept 25, 2009 | 1,690              | \$2,539,000            | \$1,502             | 2008            | Resale       | Private           |
| SKY@ELEVEN                  | Condominium         | Freehold  | Sept 25, 2009 | 1,851              | \$2,554,380            | \$1,380             | Uncompleted     | Sub Sale     | HDB               |
| HILLCREST ARCADIA           | Condominium         | 99 years  | Sept 25, 2009 | 915                | \$800,000              | \$874               | 1980            | Resale       | Private           |
| <b>District 12</b>          |                     |           |               |                    |                        |                     |                 |              |                   |
| THE ABERDEEN                | Condominium         | Freehold  | Oct 2, 2009   | 1,302              | \$796,700              | \$612               | 1997            | Resale       | Private           |
| BEACON HEIGHTS              | Condominium         | 999 years | Oct 2, 2009   | 667                | \$670,000              | \$1,004             | Uncompleted     | Sub Sale     | HDB               |
| ST FRANCIS LODGE            | Apartment           | Freehold  | Oct 2, 2009   | 1,227              | \$750,000              | \$611               | 1998            | Resale       | HDB               |
| THE ABERDEEN                | Condominium         | Freehold  | Oct 1, 2009   | 1,302              | \$756,600              | \$581               | 1997            | Resale       | HDB               |

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|-------------------------|---------------------|----------|---------------|--------------------|------------------------|---------------------|-----------------|--------------|-------------------|
| LE SHANTIER             | Apartment           | Freehold | Oct 1, 2009   | 1,690              | \$1,170,000            | \$692               | 1997            | Resale       | Private           |
| TRELLIS TOWERS          | Condominium         | Freehold | Sept 30, 2009 | 710                | \$769,000              | \$1,082             | 2000            | Resale       | HDB               |
| TREVISTA                | Condominium         | 99 years | Sept 30, 2009 | 1,733              | \$1,489,900            | \$860               | Uncompleted     | New Sale     | Private           |
| THE ABERDEEN            | Condominium         | Freehold | Sept 29, 2009 | 1,302              | \$757,800              | \$582               | 1997            | Resale       | HDB               |
| ST MICHAEL'S PLACE      | Apartment           | Freehold | Sept 28, 2009 | 1,259              | \$657,000              | \$522               | 1997            | Resale       | Private           |
| ST MICHAEL'S PLACE      | Apartment           | Freehold | Sept 28, 2009 | 1,259              | \$671,400              | \$533               | 1997            | Resale       | Private           |
| OLEANDER TOWERS         | Apartment           | 99 years | Sept 28, 2009 | 1,152              | \$830,000              | \$721               | 1997            | Resale       | HDB               |
| TREVISTA                | Condominium         | 99 years | Sept 28, 2009 | 1,130              | \$1,192,320            | \$1,055             | Uncompleted     | New Sale     | Private           |
| TREVISTA                | Condominium         | 99 years | Sept 28, 2009 | 1,701              | \$1,397,700            | \$822               | Uncompleted     | New Sale     | Private           |
| REGENT COURT            | Apartment           | Freehold | Sept 28, 2009 | 1,119              | \$790,000              | \$706               | 1984            | Resale       | Private           |
| REGENT COURT            | Apartment           | Freehold | Sept 28, 2009 | 969                | \$720,000              | \$743               | 1984            | Resale       | Private           |
| TREVISTA                | Condominium         | 99 years | Sept 28, 2009 | 1,733              | \$1,547,100            | \$893               | Uncompleted     | New Sale     | Private           |
| TREVISTA                | Condominium         | 99 years | Sept 25, 2009 | 1,819              | \$1,714,560            | \$943               | Uncompleted     | New Sale     | HDB               |
| TREVISTA                | Condominium         | 99 years | Sept 25, 2009 | 1,787              | \$1,613,700            | \$903               | Uncompleted     | New Sale     | HDB               |
| TREVISTA                | Condominium         | 99 years | Sept 25, 2009 | 689                | \$736,200              | \$1,069             | Uncompleted     | New Sale     | HDB               |
| REGENT COURT            | Apartment           | Freehold | Sept 25, 2009 | 969                | \$680,000              | \$702               | 1984            | Resale       | Private           |
| TREVISTA                | Condominium         | 99 years | Sept 25, 2009 | 689                | \$703,800              | \$1,022             | Uncompleted     | New Sale     | Private           |
| REGENT COURT            | Apartment           | Freehold | Sept 25, 2009 | 1,109              | \$780,000              | \$704               | 1984            | Resale       | Private           |
| TREVISTA                | Condominium         | 99 years | Sept 25, 2009 | 1,615              | \$1,532,720            | \$949               | Uncompleted     | New Sale     | HDB               |
| TREVISTA                | Condominium         | 99 years | Sept 25, 2009 | 1,808              | \$1,545,280            | \$855               | Uncompleted     | New Sale     | Private           |
| TREVISTA                | Condominium         | 99 years | Sept 25, 2009 | 1,808              | \$1,553,200            | \$859               | Uncompleted     | New Sale     | Private           |
| District 13             |                     |          |               |                    |                        |                     |                 |              |                   |
| BLOSSOMS @ WOODLEIGH    | Condominium         | Freehold | Oct 1, 2009   | 1,001              | \$880,000              | \$879               | 2007            | Resale       | HDB               |
| THE SCENIC @ BRADDELL   | Apartment           | Freehold | Sept 30, 2009 | 560                | \$513,000              | \$917               | Uncompleted     | Sub Sale     | Private           |
| District 14             |                     |          |               |                    |                        |                     |                 |              |                   |
| BRIGHTVIEW APARTMENTS   | Apartment           | Freehold | Oct 2, 2009   | 1,249              | \$540,000              | \$432               | 1989            | Resale       | HDB               |
| 19A LENGKONG ENAM       | Semi-Detached House | Freehold | Oct 2, 2009   | 3,369              | \$1,960,000            | \$581               | 1990            | Resale       | HDB               |
| 34 LORONG 25A GEYLANG   | Terrace House       | Freehold | Oct 2, 2009   | 1,851              | \$1,380,000            | \$744               | Unknown         | Resale       | Private           |
| 19 JALAN ISHAK          | Terrace House       | Freehold | Oct 2, 2009   | 1,582              | \$1,500,000            | \$949               | Unknown         | Resale       | Private           |
| GRANDNEO MANSIONS       | Apartment           | Freehold | Oct 1, 2009   | 1,227              | \$620,000              | \$505               | 1996            | Resale       | Private           |
| SIMSVILLE               | Condominium         | 99 years | Sept 30, 2009 | 1,238              | \$750,000              | \$606               | 1998            | Resale       | HDB               |
| WING FONG COURT         | Apartment           | Freehold | Sept 29, 2009 | 947                | \$397,000              | \$419               | 1997            | Resale       | HDB               |
| SIMS DORADO             | Apartment           | Freehold | Sept 29, 2009 | 1,055              | \$727,000              | \$689               | 2008            | Sub Sale     | HDB               |
| MORO MANSIONS           | Apartment           | Freehold | Sept 28, 2009 | 936                | \$520,000              | \$555               | 1993            | Resale       | Private           |
| STARVILLE               | Condominium         | Freehold | Sept 28, 2009 | 1,216              | \$972,800              | \$800               | 2006            | Resale       | HDB               |
| ASTORIA PARK            | Condominium         | 99 years | Sept 25, 2009 | 958                | \$700,000              | \$731               | 1995            | Resale       | Private           |
| District 15             |                     |          |               |                    |                        |                     |                 |              |                   |
| 36 LORONG H TELOK KURAU | Terrace House       | Freehold | Oct 2, 2009   | 3,369              | \$2,450,000            | \$727               | 1978            | Resale       | Private           |
| RIVEREDGE               | Condominium         | 99 years | Oct 2, 2009   | 1,604              | \$1,475,680            | \$920               | 2008            | Resale       | Private           |
| SANCTUARY GREEN         | Condominium         | 99 years | Oct 2, 2009   | 850                | \$780,000              | \$917               | 2004            | Resale       | Private           |
| 903A EAST COAST ROAD    | Apartment           | Freehold | Oct 2, 2009   | 3,197              | \$2,450,000            | \$766               | 1979            | Resale       | Private           |
| OPERA ESTATE            | Terrace House       | Freehold | Oct 1, 2009   | 1,389              | \$960,000              | \$689               | Unknown         | Resale       | HDB               |
| HAIG COURT              | Condominium         | Freehold | Oct 1, 2009   | 1,442              | \$1,360,000            | \$943               | 2004            | Resale       | Private           |
| NEPTUNE COURT           | Apartment           | 99 years | Oct 1, 2009   | 1,636              | \$1,070,000            | \$654               | 1975            | Resale       | Private           |
| 402A JOO CHIAT ROAD     | Apartment           | Freehold | Oct 1, 2009   | 1,485              | \$860,000              | \$579               | Unknown         | Resale       | Private           |
| WATER PLACE             | Condominium         | 99 years | Oct 1, 2009   | 1,227              | \$1,188,000            | \$968               | 2004            | Resale       | HDB               |
| 59C DUKU ROAD           | Terrace House       | Freehold | Sept 30, 2009 | 1,959              | \$1,280,000            | \$653               | 1958            | Resale       | Private           |
| TAIPAN GRAND            | Apartment           | Freehold | Sept 30, 2009 | 1,227              | \$965,000              | \$786               | 2005            | Resale       | HDB               |
| TANJONG RIA CONDO       | Condominium         | 99 years | Sept 30, 2009 | 614                | \$570,000              | \$929               | 1997            | Resale       | HDB               |

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| PROJECT               | PROPERTY TYPE       | TENURE    | CONTRACT DATE | FLOOR AREA (SQ FT) | TRANSACTIONED PRICE (\$) | UNIT PRICE (\$ PSF) | COMPLETION DATE | TYPE OF SALE | PURCHASER ADDRESS |
|-----------------------|---------------------|-----------|---------------|--------------------|--------------------------|---------------------|-----------------|--------------|-------------------|
| COTE D'AZUR           | Condominium         | 99 years  | Sept 30, 2009 | 1,539              | \$1,500,000              | \$974               | 2004            | Resale       | Private           |
| 893A EAST COAST ROAD  | Apartment           | Freehold  | Sept 30, 2009 | 3,197              | \$2,550,000              | \$798               | 1979            | Resale       | Private           |
| COSTA RHU             | Condominium         | 99 years  | Sept 30, 2009 | 1,335              | \$1,400,000              | \$1,049             | 1997            | Resale       | HDB               |
| COSTA RHU             | Condominium         | 99 years  | Sept 29, 2009 | 990                | \$1,020,000              | \$1,030             | 1997            | Resale       | HDB               |
| ONE AMBER             | Condominium         | Freehold  | Sept 29, 2009 | 1,442              | \$1,730,400              | \$1,200             | Uncompleted     | Sub Sale     | Private           |
| ST PATRICK'S GARDEN   | Condominium         | Freehold  | Sept 29, 2009 | 1,507              | \$1,200,000              | \$796               | 1981            | Resale       | Private           |
| ST PATRICK'S COURT    | Apartment           | Freehold  | Sept 29, 2009 | 1,507              | \$1,110,000              | \$737               | 1993            | Resale       | Private           |
| THE WATERSIDE         | Condominium         | Freehold  | Sept 28, 2009 | 2,174              | \$2,550,000              | \$1,173             | 1992            | Resale       | Private           |
| VILLA MARINA          | Condominium         | 99 years  | Sept 28, 2009 | 1,249              | \$933,800                | \$748               | 1999            | Resale       | Private           |
| AMBERGLADES           | Condominium         | Freehold  | Sept 28, 2009 | 1,249              | \$1,100,000              | \$881               | 1990            | Resale       | Private           |
| CASUARINA COVE        | Condominium         | 99 years  | Sept 28, 2009 | 1,378              | \$1,240,000              | \$900               | 1996            | Resale       | Private           |
| COTE D'AZUR           | Condominium         | 99 years  | Sept 28, 2009 | 1,141              | \$1,020,000              | \$894               | 2004            | Resale       | Private           |
| COSTA ESTE            | Apartment           | Freehold  | Sept 28, 2009 | 850                | \$740,000                | \$870               | 2009            | Sub Sale     | Private           |
| THE SOVEREIGN         | Condominium         | Freehold  | Sept 28, 2009 | 2,637              | \$3,700,000              | \$1,403             | 1993            | Resale       | Private           |
| EMERALD EAST          | Apartment           | Freehold  | Sept 28, 2009 | 1,087              | \$1,230,000              | \$1,131             | 1999            | Resale       | Private           |
| MERLOT VILLE          | Apartment           | Freehold  | Sept 28, 2009 | 2,271              | \$950,000                | \$418               | 2002            | Resale       | Private           |
| THE AMERY             | Condominium         | Freehold  | Sept 28, 2009 | 1,389              | \$1,268,000              | \$913               | Uncompleted     | New Sale     | Private           |
| MANDARIN GARDEN CONDO | Condominium         | 99 years  | Sept 26, 2009 | 1,528              | \$1,250,000              | \$818               | 1986            | Resale       | Private           |
| IMPERIAL HEIGHTS      | Apartment           | Freehold  | Sept 25, 2009 | 452                | \$495,000                | \$1,095             | Uncompleted     | Sub Sale     | HDB               |
| SPRINGVALE            | Apartment           | Freehold  | Sept 25, 2009 | 1,335              | \$865,000                | \$648               | 1995            | Resale       | HDB               |
| THE CARPMAELINA       | Condominium         | Freehold  | Sept 25, 2009 | 1,216              | \$918,000                | \$755               | 2005            | Resale       | Private           |
| COSTA RHU             | Condominium         | 99 years  | Sept 25, 2009 | 2,217              | \$2,580,000              | \$1,164             | 1997            | Resale       | Private           |
| PEBBLE BAY            | Condominium         | 99 years  | Sept 25, 2009 | 2,626              | \$3,300,000              | \$1,256             | 1997            | Resale       | Private           |
| SILVERSEA             | Condominium         | 99 years  | Sept 25, 2009 | 1,518              | \$1,936,200              | \$1,276             | Uncompleted     | New Sale     | Private           |
| FRANKEL ESTATE        | Terrace House       | Freehold  | Sept 25, 2009 | 3,122              | \$2,400,000              | \$770               | 1991            | Resale       | Private           |
| <b>District 16</b>    |                     |           |               |                    |                          |                     |                 |              |                   |
| 16 KEW WALK           | Semi-Detached House | 99 years  | Oct 2, 2009   | 2,400              | \$1,460,000              | \$608               | 1997            | Resale       | Private           |
| TANAMERA CREST        | Condominium         | 99 years  | Oct 2, 2009   | 1,206              | \$765,000                | \$635               | 2004            | Resale       | HDB               |
| SUNHAVEN              | Condominium         | Freehold  | Oct 2, 2009   | 990                | \$700,000                | \$707               | 2002            | Resale       | Private           |
| PALMWOODS             | Condominium         | 99 years  | Oct 2, 2009   | 1,173              | \$660,000                | \$563               | 1999            | Resale       | Private           |
| AQUARIUS BY THE PARK  | Condominium         | 99 years  | Oct 1, 2009   | 893                | \$610,000                | \$683               | 2001            | Resale       | HDB               |
| EASTWOOD PARK         | Terrace House       | 99 years  | Oct 1, 2009   | 1,905              | \$1,338,000              | \$704               | 1999            | Resale       | HDB               |
| CASA MERAH            | Apartment           | 99 years  | Sept 30, 2009 | 1,259              | \$1,010,000              | \$802               | 2009            | Sub Sale     | Private           |
| BAYSHORE PARK         | Condominium         | 99 years  | Sept 30, 2009 | 1,173              | \$890,000                | \$759               | 1986            | Resale       | HDB               |
| COSTA DEL SOL         | Condominium         | 99 years  | Sept 29, 2009 | 1,475              | \$1,290,000              | \$875               | 2003            | Resale       | Private           |
| EAST MEADOWS          | Condominium         | 99 years  | Sept 29, 2009 | 1,195              | \$833,000                | \$697               | 2001            | Resale       | Private           |
| 51 HARVEY AVENUE      | Terrace House       | Freehold  | Sept 29, 2009 | 2,121              | \$1,570,000              | \$741               | 1991            | Resale       | HDB               |
| COSTA DEL SOL         | Condominium         | 99 years  | Sept 28, 2009 | 1,227              | \$1,350,000              | \$1,100             | 2003            | Resale       | Private           |
| 51 LUCKY HEIGHTS      | Semi-Detached House | Freehold  | Sept 28, 2009 | 3,305              | \$2,570,000              | \$778               | 1993            | Resale       | Private           |
| 29 JALAN ANAK PATONG  | Terrace House       | Freehold  | Sept 28, 2009 | 1,970              | \$1,250,000              | \$635               | Unknown         | Resale       | HDB               |
| CASCADALE             | Condominium         | Freehold  | Sept 28, 2009 | 1,055              | \$618,000                | \$586               | 1994            | Resale       | Private           |
| APOLLO GARDENS        | Apartment           | Freehold  | Sept 28, 2009 | 1,841              | \$1,030,000              | \$560               | 1984            | Resale       | HDB               |
| BEDOK RIA             | Terrace House       | Freehold  | Sept 28, 2009 | 1,765              | \$1,480,000              | \$836               | 1989            | Resale       | HDB               |
| COSTA DEL SOL         | Condominium         | 99 years  | Sept 25, 2009 | 1,346              | \$1,460,000              | \$1,085             | 2004            | Resale       | Private           |
| CASAFINA              | Condominium         | 99 years  | Sept 25, 2009 | 1,292              | \$842,000                | \$652               | 1999            | Resale       | Private           |
| BAYSHORE PARK         | Condominium         | 99 years  | Sept 25, 2009 | 936                | \$880,000                | \$940               | 1986            | Resale       | Private           |
| THE BAYSHORE          | Condominium         | 99 years  | Sept 25, 2009 | 1,238              | \$900,000                | \$727               | 1996            | Resale       | HDB               |
| WATERFRONT KEY        | Condominium         | 99 years  | Sept 25, 2009 | 915                | \$701,020                | \$766               | Uncompleted     | New Sale     | HDB               |
| TANAH MERAH MANSION   | Condominium         | Freehold  | Sept 25, 2009 | 1,324              | \$800,000                | \$604               | 1984            | Resale       | Private           |
| BAYSHORE PARK         | Condominium         | 99 years  | Sept 25, 2009 | 936                | \$730,000                | \$780               | 1986            | Resale       | HDB               |
| WATERFRONT KEY        | Condominium         | 99 years  | Sept 25, 2009 | 1,033              | \$807,070                | \$781               | Uncompleted     | New Sale     | HDB               |
| <b>District 17</b>    |                     |           |               |                    |                          |                     |                 |              |                   |
| BALLOTA PARK CONDO    | Condominium         | Freehold  | Oct 2, 2009   | 1,701              | \$935,000                | \$550               | 2000            | Resale       | HDB               |
| EDELWEISS PARK CONDO  | Condominium         | Freehold  | Sept 28, 2009 | 829                | \$575,000                | \$694               | 2006            | Resale       | Private           |
| BALLOTA PARK CONDO    | Condominium         | Freehold  | Sept 28, 2009 | 1,475              | \$860,000                | \$583               | 2000            | Resale       | Private           |
| ESTELLA GARDENS       | Condominium         | Freehold  | Sept 25, 2009 | 657                | \$460,000                | \$701               | 1999            | Resale       | Private           |
| EDELWEISS PARK CONDO  | Condominium         | Freehold  | Sept 25, 2009 | 1,055              | \$703,000                | \$666               | 2006            | Resale       | HDB               |
| CASA PASIR RIS        | Condominium         | 946 years | Sept 25, 2009 | 1,302              | \$638,000                | \$490               | 1997            | Resale       | HDB               |
| LOYANG VILLAS         | Terrace House       | 99 years  | Sept 25, 2009 | 1,615              | \$960,000                | \$595               | 1995            | Resale       | Private           |
| <b>District 18</b>    |                     |           |               |                    |                          |                     |                 |              |                   |
| THE EDEN AT TAMPINES  | Executive           |           |               |                    |                          |                     |                 |              |                   |
|                       | Condominium         | 99 years  | Sept 30, 2009 | 1,485              | \$790,000                | \$532               | 2003            | Resale       | HDB               |
| TAMPINES COURT        | Condominium         | 101 years | Sept 30, 2009 | 1,711              | \$715,000                | \$418               | Unknown         | Resale       | HDB               |
| SAVANNAH CONDOPARK    | Condominium         | 99 years  | Sept 29, 2009 | 1,453              | \$950,000                | \$654               | 2005            | Resale       | Private           |
| MELVILLE PARK         | Apartment           | 99 years  | Sept 29, 2009 | 958                | \$538,000                | \$562               | 1996            | Resale       | Private           |
| EASTVALE              | Executive           |           |               |                    |                          |                     |                 |              |                   |
|                       | Condominium         | 99 years  | Sept 25, 2009 | 1,098              | \$645,000                | \$587               | 1999            | Resale       | HDB               |
| TAMPINES COURT        | Condominium         | 101 years | Sept 25, 2009 | 1,701              | \$670,000                | \$394               | Unknown         | Resale       | HDB               |
| MELVILLE PARK         | Apartment           | 99 years  | Sept 25, 2009 | 958                | \$560,000                | \$585               | 1996            | Resale       | Private           |



| PROJECT                 | PROPERTY TYPE       | TENURE    | CONTRACT DATE | FLOOR AREA (SQ FT) | TRANSACTION PRICE (\$) | UNIT PRICE (\$ PSF) | COMPLETION DATE | TYPE OF SALE | PURCHASER ADDRESS |
|-------------------------|---------------------|-----------|---------------|--------------------|------------------------|---------------------|-----------------|--------------|-------------------|
| SAVANNAH CONDOPARK      | Condominium         | 99 years  | Sept 25, 2009 | 1,453              | \$1,051,000            | \$723               | 2005            | Resale       | Private           |
| THE EDEN AT TAMPINES    | Executive           |           |               |                    |                        |                     |                 |              |                   |
|                         | Condominium         | 99 years  | Sept 25, 2009 | 1,249              | \$698,888              | \$560               | 2003            | Resale       | HDB               |
| TROPICAL SPRING         | Condominium         | 99 years  | Sept 25, 2009 | 1,927              | \$1,200,000            | \$623               | 2002            | Resale       | Private           |
| District 19             |                     |           |               |                    |                        |                     |                 |              |                   |
| PARK GREEN              | Executive           |           |               |                    |                        |                     |                 |              |                   |
|                         | Condominium         | 99 years  | Oct 2, 2009   | 1,356              | \$692,000              | \$510               | 2004            | Resale       | HDB               |
| LEITH GROVE             | Apartment           | Freehold  | Oct 2, 2009   | 829                | \$657,000              | \$793               | 2007            | Resale       | Private           |
| RIVERVALE CREST         | Apartment           | 99 years  | Oct 2, 2009   | 990                | \$565,000              | \$571               | 2002            | Resale       | Private           |
| CHUAN PARK              | Condominium         | 99 years  | Oct 2, 2009   | 710                | \$508,000              | \$715               | 1984            | Resale       | HDB               |
| PARK GREEN              | Executive           |           |               |                    |                        |                     |                 |              |                   |
|                         | Condominium         | 99 years  | Oct 2, 2009   | 1,528              | \$815,000              | \$533               | 2004            | Resale       | HDB               |
| KOVAN MELODY            | Condominium         | 99 years  | Oct 2, 2009   | 1,292              | \$980,000              | \$759               | 2006            | Resale       | Private           |
| PARK GREEN              | Executive           |           |               |                    |                        |                     |                 |              |                   |
|                         | Condominium         | 99 years  | Oct 2, 2009   | 1,206              | \$650,000              | \$539               | 2004            | Resale       | Private           |
| PARK GREEN              | Executive           |           |               |                    |                        |                     |                 |              |                   |
|                         | Condominium         | 99 years  | Oct 2, 2009   | 1,755              | \$780,000              | \$445               | 2004            | Resale       | Private           |
| PARK GREEN              | Executive           |           |               |                    |                        |                     |                 |              |                   |
|                         | Condominium         | 99 years  | Oct 2, 2009   | 1,367              | \$738,000              | \$540               | 2004            | Resale       | Private           |
| PARK GREEN              | Executive           |           |               |                    |                        |                     |                 |              |                   |
|                         | Condominium         | 99 years  | Oct 1, 2009   | 1,206              | \$588,000              | \$488               | 2004            | Resale       | HDB               |
| PIN MANSIONS            | Apartment           | Freehold  | Oct 1, 2009   | 1,249              | \$780,000              | \$625               | 1992            | Resale       | Private           |
| 16 TAI KENG LANE        | Terrace House       | Freehold  | Oct 1, 2009   | 2,723              | \$1,600,000            | \$588               | Unknown         | Resale       | Private           |
| SERANGOON GARDEN ESTATE | Terrace House       | 999 years | Oct 1, 2009   | 2,637              | \$1,390,000            | \$526               | Unknown         | Resale       | Private           |
| 16 ROCHDALE ROAD        | Detached House      | Freehold  | Oct 1, 2009   | 6,437              | \$3,100,000            | \$482               | Unknown         | Resale       | Private           |
| 61 HILLSIDE DRIVE       | Detached House      | 999 years | Sept 30, 2009 | 8,547              | \$3,950,000            | \$462               | 1988            | Resale       | Private           |
| LA BELLE                | Terrace House       | Freehold  | Sept 30, 2009 | 2,648              | \$1,528,000            | \$577               | 2006            | Resale       | Private           |
| CHILTERN PARK           | Condominium         | 99 years  | Sept 30, 2009 | 1,249              | \$860,000              | \$689               | 1995            | Resale       | Private           |
| COMPASS HEIGHTS         | Apartment           | 99 years  | Sept 29, 2009 | 1,249              | \$828,000              | \$663               | 2002            | Resale       | Private           |
| CHUAN PARK              | Condominium         | 99 years  | Sept 29, 2009 | 2,045              | \$1,120,000            | \$548               | 1984            | Resale       | Private           |
| THE YARDLEY             | Apartment           | Freehold  | Sept 29, 2009 | 1,270              | \$1,000,000            | \$787               | 2005            | Resale       | HDB               |
| REGENTVILLE             | Apartment           | 99 years  | Sept 29, 2009 | 1,152              | \$600,000              | \$521               | 1999            | Resale       | Private           |
| EVERGREEN PARK          | Apartment           | 99 years  | Sept 28, 2009 | 1,173              | \$605,000              | \$516               | 1999            | Resale       | HDB               |
| COMPASS HEIGHTS         | Apartment           | 99 years  | Sept 28, 2009 | 1,550              | \$930,000              | \$600               | 2002            | Resale       | Private           |
| SERANGOON GARDEN ESTATE | Semi-Detached House | 999 years | Sept 28, 2009 | 2,799              | \$2,548,000            | \$910               | Unknown         | Resale       | HDB               |
| 36L PAYA LEBAR CRESCENT | Semi-Detached House | Freehold  | Sept 28, 2009 | 5,091              | \$1,500,000            | \$295               | 1985            | Resale       | HDB               |
| GOLDEN HILL ESTATE      | Terrace House       | Freehold  | Sept 28, 2009 | 1,668              | \$1,738,000            | \$1,045             | 1976            | Resale       | Private           |
| 54 LORONG AH SOO        | Semi-Detached House | Freehold  | Sept 28, 2009 | 5,393              | \$2,600,000            | \$483               | 1986            | Resale       | Private           |
| GOLDEN HILL ESTATE      | Semi-Detached House | Freehold  | Sept 28, 2009 | 4,101              | \$2,660,000            | \$649               | 1997            | Resale       | HDB               |
| THE RIVERVALE           | Executive           |           |               |                    |                        |                     |                 |              |                   |
|                         | Condominium         | 99 years  | Sept 28, 2009 | 1,313              | \$710,000              | \$541               | 2000            | Resale       | HDB               |
| SOVEREIGN @ SIMON       | Terrace House       | 999 years | Sept 28, 2009 | 2,207              | \$1,300,000            | \$589               | 2009            | Sub Sale     | HDB               |
| KOVAN RESIDENCES        | Condominium         | 99 years  | Sept 28, 2009 | 1,442              | \$1,170,000            | \$811               | Uncompleted     | New Sale     | Private           |
| SERANGOON GARDEN ESTATE | Terrace House       | 999 years | Sept 28, 2009 | 2,164              | \$1,300,000            | \$601               | Unknown         | Resale       | Private           |
| ALWYN PARK              | Terrace House       | Freehold  | Sept 25, 2009 | 1,711              | \$1,350,000            | \$789               | 1992            | Resale       | Private           |
| KOVAN COURT             | Apartment           | Freehold  | Sept 25, 2009 | 1,528              | \$830,000              | \$543               | 1981            | Resale       | Private           |
| SERANGOON GARDEN ESTATE | Semi-Detached House | 999 years | Sept 25, 2009 | 4,112              | \$3,100,000            | \$754               | Unknown         | Resale       | Private           |
| 17E JALAN HOCK CHYE     | Terrace House       | Freehold  | Sept 25, 2009 | 3,111              | \$1,770,000            | \$569               | 1989            | Resale       | HDB               |
| FOH PIN MANSION         | Apartment           | Freehold  | Sept 25, 2009 | 1,496              | \$725,000              | \$485               | 1979            | Resale       | Private           |
| TOHO GREEN              | Apartment           | 99 years  | Sept 25, 2009 | 1,690              | \$635,000              | \$376               | 1993            | Resale       | Private           |
| GOLDENHILL VILLAS       | Terrace House       | Freehold  | Sept 25, 2009 | 1,668              | \$1,900,000            | \$1,138             | 2004            | Resale       | Private           |
| 37 GLASGOW ROAD         | Semi-Detached House | 999 years | Sept 25, 2009 | 4,112              | \$1,800,000            | \$438               | 1989            | Resale       | Private           |
| RIO VISTA               | Condominium         | 99 years  | Sept 25, 2009 | 1,249              | \$751,000              | \$601               | 2004            | Resale       | Private           |
| REGENTVILLE             | Apartment           | 99 years  | Sept 25, 2009 | 1,152              | \$628,000              | \$545               | 1999            | Resale       | Private           |
| 22 RECREATION ROAD      | Semi-Detached House | Freehold  | Sept 25, 2009 | 2,896              | \$2,600,000            | \$898               | 1981            | Resale       | Private           |
| District 20             |                     |           |               |                    |                        |                     |                 |              |                   |
| 49 JALAN PINTAU         | Terrace House       | Freehold  | Oct 2, 2009   | 1,001              | \$1,150,000            | \$1,145             | Unknown         | Resale       | HDB               |
| BRADDELL VIEW           | Apartment           | 99 years  | Sept 30, 2009 | 1,701              | \$955,000              | \$562               | 1981            | Resale       | Private           |
| BISHAN PARK CONDO       | Condominium         | 99 years  | Sept 29, 2009 | 1,302              | \$700,000              | \$537               | 1994            | Resale       | HDB               |
| NUOVO Executive         | Condominium         | 99 years  | Sept 28, 2009 | 1,389              | \$885,000              | \$637               | 2004            | Resale       | HDB               |
| 94 JALAN PEMIMPIN       | Terrace House       | Freehold  | Sept 28, 2009 | 1,636              | \$1,610,000            | \$983               | 1989            | Resale       | Private           |
| THE GARDENS AT BISHAN   | Condominium         | 99 years  | Sept 28, 2009 | 1,206              | \$850,000              | \$705               | 2004            | Resale       | Private           |
| GRANDEUR 8              | Condominium         | 99 years  | Sept 25, 2009 | 1,421              | \$1,175,000            | \$827               | 2005            | Resale       | HDB               |
| HORIZON GARDENS         | Terrace House       | 99 years  | Sept 25, 2009 | 3,003              | \$1,350,000            | \$450               | 2002            | Resale       | HDB               |
| GRANDEUR 8              | Condominium         | 99 years  | Sept 25, 2009 | 1,227              | \$855,000              | \$697               | 2005            | Resale       | Private           |
| 2A JALAN TAMBUR         | Detached House      | Freehold  | Sept 25, 2009 | 5,414              | \$2,400,000            | \$444               | 1984            | Resale       | Private           |
| District 21             |                     |           |               |                    |                        |                     |                 |              |                   |
| SHERWOOD TOWER          | Apartment           | 99 years  | Oct 2, 2009   | 1,830              | \$850,000              | \$465               | 1980            | Resale       | HDB               |
| HUME PARK I             | Condominium         | Freehold  | Oct 1, 2009   | 1,496              | \$980,000              | \$655               | 1995            | Resale       | Private           |

| PROJECT              | PROPERTY TYPE       | TENURE    | CONTRACT DATE | FLOOR AREA (SQ FT) | TRANSACTION PRICE (\$) | UNIT PRICE (\$ PSF) | COMPLETION DATE | TYPE OF SALE | PURCHASER ADDRESS |
|----------------------|---------------------|-----------|---------------|--------------------|------------------------|---------------------|-----------------|--------------|-------------------|
| SOUTHAVEN I          | Condominium         | 99 years  | Oct 1, 2009   | 904                | \$645,000              | \$713               | 1997            | Resale       | Private           |
| SPRINGDALE CONDO     | Condominium         | 999 years | Oct 1, 2009   | 926                | \$770,000              | \$832               | 1998            | Resale       | Private           |
| SPRINGDALE CONDO     | Condominium         | 999 years | Sept 29, 2009 | 1,227              | \$930,000              | \$758               | 1998            | Resale       | HDB               |
| PARC PALAIS          | Condominium         | Freehold  | Sept 29, 2009 | 1,485              | \$1,000,000            | \$673               | 1999            | Resale       | Private           |
| SUMMERHILL           | Condominium         | Freehold  | Sept 29, 2009 | 947                | \$640,000              | \$676               | 2002            | Resale       | HDB               |
| SOUTHAVEN II         | Condominium         | 999 years | Sept 29, 2009 | 1,894              | \$1,000,000            | \$528               | 1999            | Resale       | Private           |
| PINE GROVE           | Condominium         | 99 years  | Sept 25, 2009 | 1,755              | \$1,260,000            | \$718               | Unknown         | Resale       | Private           |
| THE RAINTREE         | Condominium         | 99 years  | Sept 25, 2009 | 1,335              | \$1,260,000            | \$944               | 2008            | Resale       | Private           |
| BLOSSOMVALE          | Condominium         | 999 years | Sept 25, 2009 | 840                | \$835,000              | \$995               | 1998            | Resale       | Private           |
| District 22          |                     |           |               |                    |                        |                     |                 |              |                   |
| LAKEHOLMZ            | Condominium         | 99 years  | Oct 1, 2009   | 1,518              | \$850,000              | \$560               | 2005            | Resale       | Private           |
| THE FLORAVALE        | Executive           |           |               |                    |                        |                     |                 |              |                   |
|                      | Condominium         | 99 years  | Sept 30, 2009 | 1,292              | \$650,000              | \$503               | 2000            | Resale       | HDB               |
| CASPIAN              | Condominium         | 99 years  | Sept 28, 2009 | 463                | \$430,000              | \$929               | Uncompleted     | Sub Sale     | Private           |
| THE CENTRIS          | Apartment           | 99 years  | Sept 28, 2009 | 1,001              | \$837,000              | \$836               | 2009            | Sub Sale     | Private           |
| IVORY HEIGHTS        | Condominium         | 100 years | Sept 28, 2009 | 1,701              | \$865,000              | \$509               | Unknown         | Resale       | HDB               |
| LAKEHOLMZ            | Condominium         | 99 years  | Sept 25, 2009 | 1,238              | \$830,000              | \$671               | 2005            | Resale       | Private           |
| THE MAYFAIR          | Condominium         | 99 years  | Sept 25, 2009 | 1,206              | \$738,000              | \$612               | 2000            | Resale       | HDB               |
| THE CENTRIS          | Apartment           | 99 years  | Sept 25, 2009 | 1,066              | \$850,000              | \$798               | 2009            | Sub Sale     | HDB               |
| District 23          |                     |           |               |                    |                        |                     |                 |              |                   |
| THE MADEIRA          | Condominium         | 99 years  | Oct 2, 2009   | 1,249              | \$773,000              | \$619               | 2003            | Resale       | HDB               |
| THE DAIRY FARM       | Condominium         | Freehold  | Oct 2, 2009   | 1,658              | \$1,070,000            | \$645               | 1988            | Resale       | Private           |
| MAYSPRINGS           | Apartment           | 99 years  | Oct 1, 2009   | 1,292              | \$630,000              | \$488               | 1998            | Resale       | Private           |
| REGENT HEIGHTS       | Condominium         | 99 years  | Oct 1, 2009   | 1,023              | \$592,000              | \$579               | 1999            | Resale       | HDB               |
| HILLVIEW REGENCY     | Condominium         | 99 years  | Sept 29, 2009 | 969                | \$665,000              | \$686               | 2005            | Resale       | Private           |
| HILLVIEW REGENCY     | Condominium         | 99 years  | Sept 28, 2009 | 969                | \$675,000              | \$697               | 2005            | Resale       | HDB               |
| WINDERMERE           | Executive           |           |               |                    |                        |                     |                 |              |                   |
|                      | Condominium         | 99 years  | Sept 28, 2009 | 1,281              | \$650,000              | \$507               | 1999            | Resale       | HDB               |
| GUILIN VIEW          | Condominium         | 99 years  | Sept 28, 2009 | 1,281              | \$845,000              | \$660               | 2000            | Resale       | HDB               |
| MAYSPRINGS           | Apartment           | 99 years  | Sept 28, 2009 | 818                | \$530,000              | \$648               | 1998            | Resale       | HDB               |
| THE JADE             | Condominium         | 99 years  | Sept 28, 2009 | 1,087              | \$741,800              | \$682               | 2004            | Resale       | HDB               |
| HILLVIEW 128         | Apartment           | 999 years | Sept 28, 2009 | 969                | \$650,000              | \$671               | 2002            | Resale       | HDB               |
| YEW MEI GREEN        | Executive           |           |               |                    |                        |                     |                 |              |                   |
|                      | Condominium         | 99 years  | Sept 25, 2009 | 1,335              | \$690,000              | \$517               | 2000            | Resale       | HDB               |
| 11 JALAN ASAS        | Terrace House       | 99 years  | Sept 25, 2009 | 1,884              | \$355,000              | \$189               | Unknown         | Resale       | Private           |
| THE PETALS           | Condominium         | Freehold  | Sept 25, 2009 | 1,873              | \$1,139,000            | \$608               | 2002            | Resale       | Private           |
| GLENDALE PARK        | Condominium         | Freehold  | Sept 25, 2009 | 1,270              | \$785,000              | \$618               | 2000            | Resale       | Private           |
| REGENT HEIGHTS       | Condominium         | 99 years  | Sept 25, 2009 | 1,023              | \$575,000              | \$562               | 1999            | Resale       | HDB               |
| District 25          |                     |           |               |                    |                        |                     |                 |              |                   |
| NORTHOAKS            | Executive           |           |               |                    |                        |                     |                 |              |                   |
|                      | Condominium         | 99 years  | Sept 30, 2009 | 2,486              | \$850,000              | \$342               | 2000            | Resale       | HDB               |
| 47 JALAN GELEGAR     | Semi-Detached House | Freehold  | Sept 28, 2009 | 4,263              | \$1,620,000            | \$380               | 1969            | Resale       | HDB               |
| WOODSVALE            | Executive           |           |               |                    |                        |                     |                 |              |                   |
|                      | Condominium         | 99 years  | Sept 28, 2009 | 1,292              | \$630,000              | \$488               | 2000            | Resale       | Private           |
| ROSEWOOD SUITES      | Condominium         | 99 years  | Sept 28, 2009 | 1,238              | \$650,088              | \$525               | Uncompleted     | Sub Sale     | HDB               |
| District 26          |                     |           |               |                    |                        |                     |                 |              |                   |
| CASTLE GREEN         | Condominium         | 99 years  | Oct 2, 2009   | 947                | \$590,000              | \$623               | 1997            | Resale       | Private           |
| CASTLE GREEN         | Condominium         | 99 years  | Sept 30, 2009 | 1,216              | \$718,888              | \$591               | 1997            | Resale       | HDB               |
| MEADOWS @ PEIRCE     | Condominium         | Freehold  | Sept 28, 2009 | 1,216              | \$1,204,000            | \$990               | Uncompleted     | New Sale     | Private           |
| HEETON PARK          | Terrace House       | Freehold  | Sept 25, 2009 | 1,959              | \$1,320,000            | \$673               | 1993            | Resale       | HDB               |
| District 27          |                     |           |               |                    |                        |                     |                 |              |                   |
| SPRINGHILL           | Terrace House       | 99 years  | Oct 2, 2009   | 3,261              | \$1,250,000            | \$383               | 2005            | Resale       | Private           |
| EUPHONY GARDENS      | Condominium         | 99 years  | Oct 2, 2009   | 2,196              | \$938,888              | \$428               | 2001            | Resale       | HDB               |
| SPRINGHILL           | Terrace House       | 99 years  | Oct 1, 2009   | 2,939              | \$1,020,000            | \$347               | 2005            | Resale       | HDB               |
| LILYDALE             | Executive           |           |               |                    |                        |                     |                 |              |                   |
|                      | Condominium         | 99 years  | Oct 1, 2009   | 1,270              | \$621,000              | \$489               | 2003            | Resale       | HDB               |
| LILYDALE             | Executive           |           |               |                    |                        |                     |                 |              |                   |
|                      | Condominium         | 99 years  | Oct 1, 2009   | 1,259              | \$578,000              | \$459               | 2003            | Resale       | Private           |
| THE SENSORIA         | Condominium         | Freehold  | Sept 30, 2009 | 1,270              | \$860,000              | \$677               | 2007            | Resale       | Private           |
| NORTHWOOD            | Condominium         | Freehold  | Sept 28, 2009 | 2,207              | \$1,140,100            | \$517               | 2009            | Sub Sale     | Private           |
| ORCHID PARK CONDO    | Condominium         | 99 years  | Sept 25, 2009 | 893                | \$480,000              | \$537               | 1994            | Resale       | HDB               |
| District 28          |                     |           |               |                    |                        |                     |                 |              |                   |
| 4 GERALD CRESCENT    | Detached House      | 999 years | Oct 1, 2009   | 16,286             | \$7,450,000            | \$457               | 1987            | Resale       | Private           |
| SELETAR HILLS ESTATE | Semi-Detached House | Freehold  | Sept 25, 2009 | 3,068              | \$1,820,000            | \$593               | 1993            | Resale       | HDB               |

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