

**Private Sale Asking Price Below X-Value**

PROJECT NAME	DISTRICT	SIZE(SQM)	POSTAL CODE	ASKING PRICE	XVALUE	MARKETING AGENT	CONTACT NUMBER
THE ARCADIA	11	349.04	289843	\$4,100,000	\$4,150,000	Richard Jany	90078398
RIVER PLACE	3	192.03	169659	\$2,600,000	\$2,660,000	K C Yong	91868833
8 RAJA	12	145.95	329217	\$1,960,000	\$2,040,000	Maxie Tay L C	92762914
PEACH GARDEN	15	256.97	437606	\$3,200,000	\$3,330,000	Bertram Tian	93217825
VIVA VISTA	5	44.97	118136	\$769,000	\$830,000	Alexander Koh	97884214
WATERVIEW	18	122.91	528685	\$1,328,000	\$1,340,000	Pamela Lin	90608805
THE ARCADIA	11	353.96	289843	\$3,980,000	\$4,150,000	Michael Ciola	94754785
DUCHESS MANOR	10	144	269031	\$2,700,000	\$2,940,000	Lin Li Chai Avery	98414238
WATERFRONT @ FABER	5	95.97	128991	\$1,225,000	\$1,240,000	A Y Lim	90091821
PROXIMO	10	137.03	258204	\$2,450,000	\$2,480,000	Michael Ciola	94754785
ALEX RESIDENCES	3	96.99	158744	\$1,653,000	\$1,700,000	Michael Goh	96452781
PARKVIEW ECLAT	10	302.03	249617	\$10,000,000	\$11,200,000	Ken Yew	96860729
THE QUARTZ	19	113.99	544985	\$1,150,000	\$1,220,000	Steven Lee	96387013
RIVERTREES RESIDENCES	28	87.98	797461	\$927,880	\$985,000	Jessie Yeo	83238323
8 RAJA	12	146.04	329217	\$2,117,350	\$2,140,000	Joycelyn Wong Q Q	84983553
TRELLIS TOWERS	12	137.96	319773	\$1,980,000	\$2,030,000	Jenny Woon	96210398
WATERFRONT WAVES	16	117.99	479249	\$1,410,000	\$1,480,000	Michael Seow	97562939
VIVA VISTA	5	44.97	118136	\$769,000	\$830,000	Alexander Koh	97884214
JARDIN	21	102.01	589489	\$1,800,000	\$2,060,000	Serene Lim	98198872
THE PIER AT ROBERTSON	9	166.11	239013	\$3,200,000	\$3,520,000	Eve Teo	94871179
ONE SHENTON	1	111.02	68803	\$2,200,000	\$2,280,000	Andrew Lim	83282887
NEPTUNE COURT	15	117.99	449033	\$968,888	\$976,000	Ng Peng	96679976
LUCIDA	11	57.97	307780	\$1,050,000	\$1,090,000	Serence Playford	86110088
PARKVIEW ECLAT	10	302.03	249617	\$10,750,000	\$11,200,000	Jenny Woon	96210398
THE MAYFAIR	22	108.98	609478	\$1,040,000	\$1,050,000	Dennis Chng	96281811
ARDMORE II	10	187.94	259962	\$5,150,000	\$5,400,000	Alvin Oo	96780513
PARK NATURA	23	214.98	659765	\$2,270,000	\$2,280,000	Alvin Oo	96780513
BROOKVALE PARK	21	149.76	599969	\$1,550,000	\$1,610,000	Alice Chan Bloodworth	96667769
WATERVIEW	18	86.03	528690	\$998,000	\$1,030,000	Chris Chiew	90608857
CITY REGENCY	12	78.97	327977	\$990,000	\$1,080,000	Ivan Lee	81386188
KINGSFORD WATERBAY	19	43.94	533886	\$524,000	\$531,000	Tina Lee Kim Lian	96741845
EIGHT RIVERSUITES	12	99.96	338517	\$1,468,000	\$1,540,000	Juliet Goh	91882268
NATHAN SUITES	10	192.03	248743	\$4,000,000	\$4,120,000	Ryan Md	90029835
KINGSFORD WATERBAY	19	57.97	533886	\$674,000	\$689,000	KANE SEOW K H	85888856
MARINA BAY SUITES	1	248.98	18965	\$6,494,175	\$6,800,000	Henry Lim	86868388
EIGHT RIVERSUITES	12	125.98	338521	\$1,850,001	\$1,870,000	Mike Wong	82227337
THE SAIL @ MARINA BAY	1	606.01	18985	\$14,350,000	\$14,400,000	Eric Tay	81188123
SUNVILLE	12	107.02	327981	\$1,130,000	\$1,200,000	FRANCES YEO	97910842
EASTVALE	18	102.01	519492	\$900,000	\$927,000	Sito Jian Xin	90106688
KINGSFORD WATERBAY	19	57.04	533886	\$650,001	\$681,000	Alan Koh C D	81388022
WATERFRONT @ FABER	5	95.97	128991	\$1,225,000	\$1,240,000	Dennis Lim	98367468
REGENTVILLE	19	91.04	538688	\$820,000	\$826,000	Michael Lau M W	91011194
MARINA BAY RESIDENCES	1	104.98	18980	\$3,000,000	\$3,060,000	Zephyr Eng	94597222
THE ESTUARY	27	103.96	769134	\$1,018,888	\$1,070,000	Chew Hock Ngee	97225151
BALLOTA PARK CONDOMINIUM	17	132.02	507079	\$1,000,000	\$1,010,000	FREDDIE	92382923
THE GARDENS AT BISHAN	20	113.99	575577	\$1,270,000	\$1,290,000	Yann Yang	83997547
MARINA BAY RESIDENCES	1	99.96	18980	\$3,000,000	\$3,150,000	Anna Tan Y M	96948878
MARINA BAY SUITES	1	250	18965	\$6,500,000	\$6,900,000	Anna Tan Y M	96948878
WOODHAVEN	25	78.97	737808	\$908,000	\$933,000	Jas Ng	86660118
KINGSFORD WATERBAY	19	57.97	533886	\$674,000	\$679,000	Jackie Lim	90626068
WATERFRONT @ FABER	5	99.03	128990	\$1,278,000	\$1,300,000	Dennis Lim	98367468
WATERFRONT @ FABER	5	99.03	128995	\$1,258,000	\$1,290,000	Dennis Lim	98367468
WATERFRONT @ FABER	5	99.03	128991	\$1,292,000	\$1,300,000	Dennis Lim	98367468
CHANGI COURT	16	108.05	486834	\$1,238,000	\$1,250,000	Sabrina Kuek	96840681
PLATINUM EDGE	13	74.04	358847	\$1,050,000	\$1,090,000	Andros Phay S T	96652252
WOODHAVEN	25	78.97	737808	\$920,000	\$933,000	Jas Ng	86660118
MARINA BAY SUITES	1	192.03	18965	\$5,178,000	\$5,200,000	Goh Zhen An	91813188
SPRING GROVE	10	129.04	249566	\$2,000,000	\$2,310,000	Tan Kok Yong Davin	93897776
CARISSA PARK CONDOMINIUM	17	123	507025	\$1,070,000	\$1,090,000	Megalai	90684143
111 EMERALD HILL	9	197.05	229391	\$4,825,000	\$5,000,000	Peter Pang	92243737
WOODHAVEN	25	78.97	737808	\$920,000	\$933,000	Neeza Ali	97876959
SAVANNAH CONDOPARK	18	113.99	528795	\$1,050,000	\$1,090,000	Ken Ong	91916171
URBAN SUITES	9	144	229161	\$4,100,000	\$4,270,000	Ken Ong	96953743
EDELWEISS PARK CONDOMINIUM	17	119.01	509744	\$1,100,000	\$1,120,000	Geraldine Kwok	90275522
ONE SHENTON	1	53.98	68803	\$1,278,200	\$1,330,000	Sia Wenny	92399710
WATERFRONT @ FABER	5	99.03	128991	\$1,292,000	\$1,300,000	Shawn Chung	97932376

THE SOVEREIGN	15	244.99	437920	\$4,399,999	\$4,800,000	Champa Lachman Murjani	91000101
NEPTUNE COURT	15	117.99	449033	\$968,000	\$976,000	Ng Peng	96679976
SPRING GROVE	10	94.02	249565	\$1,550,000	\$1,560,000	Tang Mun Kit, Sherry	98444400
NEWTON EDGE	9	47.01	228600	\$1,000,000	\$1,060,000	Alex Lim	90990090
ELIZABETH TOWER	9	185.99	228512	\$3,688,888	\$4,150,000	Leon Tan	96549488
THE DRAYCOTT	10	244.99	259396	\$4,700,000	\$5,400,000	Tan Wee Leng Gelyn	96955125
MONTROSA	23	112	669597	\$1,100,000	\$1,110,000	Lim Boon Kee	94504247
THE SEA VIEW	15	141.03	439942	\$2,580,000	\$2,590,000	Gan Kim Teng	96352298
WATERFRONT @ FABER	5	121.98	128995	\$1,530,000	\$1,540,000	Dennis Lim	98367468
THE MAKENA	15	146.97	437936	\$1,800,000	\$1,810,000	Kenneth Ng	97551083
SPOTTISWOODE PARK	2	119.94	80109	\$820,000	\$951,000	Gary Lim	92227223
COUNTRY ESQUIRE	20	155.98	576438	\$2,000,000	\$2,020,000	Eve Teo	94871179
TROPICAL SPRING	18	100	529878	\$1,000,000	\$1,020,000	Boo Mui Kiang	96936463
YEW MEI GREEN	23	120.03	689577	\$918,888	\$959,000	Caline Chai L P	93800086
THE WATER EDGE	14	49.98	398106	\$795,000	\$803,000	Julia Khoo	90678832
BEDOK COURT	16	109	469296	\$935,000	\$967,000	Leonard Chen	91695353
SPRING GROVE	10	129.04	249565	\$2,200,000	\$2,250,000	Pearl Wong	97700952
YEW MEI GREEN	23	120.03	689577	\$912,888	\$955,000	Caline Chai L P	93800086
THE MEDLEY	15	89	426248	\$1,165,000	\$1,180,000	Derrick Toh	88094666
MANDARIN GARDENS	15	166.02	448907	\$1,600,000	\$1,720,000	Sally Teo	90235466
CENTRA SUITES	14	39.02	388242	\$635,000	\$659,000	JACQUES LIM	86880868
PALM GARDENS	23	112.04	689049	\$840,000	\$851,000	Hasnul Bashri	93885869
CENTRA RESIDENCE	14	41.99	388792	\$649,999	\$673,000	Eugene Lee Y C	97485260
THE RIVERINE BY THE PARK	12	121.98	339098	\$2,363,400	\$2,480,000	Michael Goh	97511939
THE RIVERINE BY THE PARK	12	112.04	339098	\$2,206,980	\$2,320,000	Michael Goh	97511939
ONE SHENTON	1	53.98	68803	\$1,200,000	\$1,290,000	Goh Zhen An	91813188
EIGHT COURTYARDS	27	51	768138	\$690,000	\$721,000	R S Rubi	90252602
LILYDALE	27	112.04	768965	\$870,000	\$916,000	Terence Lee	90256676
THE SAIL @ MARINA BAY	1	121.98	18985	\$2,380,000	\$2,670,000	Connie Chai	91083318
PARKVIEW ECLAT	10	302	249617	\$10,750,000	\$11,200,000	Louis Yeap	98639086
PARC ROSEWOOD	25	53.98	737790	\$750,000	\$751,000	NG WAI KEET	91716252
PARKVIEW ECLAT	10	302.03	249617	\$9,900,000	\$11,200,000	Phang Yong Hock	90601668
THE TROPICA	18	115.01	529771	\$950,000	\$960,000	Jake Tan	96450589
BLISS LOFT	12	75.99	328933	\$1,008,000	\$1,060,000	Ck Ong	93805195
ONE-NORTH RESIDENCES	5	119.01	138642	\$1,550,000	\$1,800,000	Clive Gum	98570043
IMPERIAL HEIGHTS	15	41.99	438620	\$750,000	\$771,000	Kris Ng N N	90020412
THE SOVEREIGN	15	244.99	437920	\$4,800,000	\$4,990,000	Haresh Malaney	90679007
CAVENAGH HOUSE	9	158.03	229491	\$2,600,000	\$2,670,000	Yong Jen Jen Jenny	81003946
MARINA BAY SUITES	1	192.03	18965	\$4,600,000	\$5,200,000	Marisa Zhang	90291518
MARINA BAY RESIDENCES	1	99.03	18980	\$2,550,000	\$2,970,000	Marisa Zhang	90291518
THE SAIL @ MARINA BAY	1	121.98	18985	\$2,494,700	\$2,750,000	Eric Tay	81188123
THE SAIL @ MARINA BAY	1	79.99	18985	\$1,696,700	\$1,780,000	Eric Tay	81188123
DLOTUS	12	74.97	328784	\$970,000	\$996,000	Shirlyayne Lim	96861747
TIARA	9	120.96	239403	\$2,450,000	\$2,510,000	Katherine Oey	90099717
KENTISH LODGE	8	110	218814	\$1,200,000	\$1,230,000	Maureen Kang	90605104
SKYPARK	9	311.04	238107	\$7,000,000	\$7,800,000	Xavier Tan	97918585
CITYVISTA RESIDENCES	9	199	228314	\$4,000,000	\$4,190,000	Jace Ho	98226611
WOODHAVEN	25	78.97	737808	\$900,000	\$917,000	Jas Ng	86660118
CITY REGENCY	12	78.97	327977	\$1,060,000	\$1,080,000	Ivan Lee	81386188
MARINA BAY RESIDENCES	1	99.96	18980	\$2,797,600	\$3,140,000	Eric Tay	81188123
WATERFRONT KEY	16	116.96	479251	\$1,540,000	\$1,590,000	Jerry Lim	90112687
BOTANNIA	5	120.96	127725	\$1,588,000	\$1,590,000	Navin Bafna	84684750
THE CLIFT	1	47.01	69047	\$1,050,000	\$1,140,000	Alyssa Huang	96360362
LA CASA	25	106	737896	\$850,000	\$910,000	Chew Hock Ngee	97225151
THE SOVEREIGN	15	244.99	437920	\$4,600,000	\$4,750,000	Haresh Malaney	90679007
TIARA	9	124.95	239403	\$2,450,000	\$2,570,000	Alex Tang	98150676
WATERFRONT KEY	16	95.97	479255	\$1,380,000	\$1,490,000	Jane Phua	97111126
LUCIDA	11	57.97	307780	\$1,050,000	\$1,090,000	Esther Tan Hui See	92745362
WATERVIEW	18	86.03	528690	\$980,000	\$1,030,000	Keon Ang	92207000
ROYCE RESIDENCES	14	36.98	399242	\$550,000	\$553,000	Chris Lim Shao Hsun	96982953
ONE-NORTH RESIDENCES	5	119.01	138642	\$1,600,000	\$1,800,000	Clive Gum	98570043
TREE HOUSE	23	107.02	679520	\$1,198,000	\$1,200,000	Andy Tan	92289398
MANDARIN GARDENS	15	146.04	448909	\$1,620,000	\$1,650,000	Leng Voon Chun	96685468
38 I SUITES	15	47.01	438646	\$850,000	\$856,000	Caleb Tang	96644893
VIBES @ EAST COAST	15	39.02	423858	\$630,000	\$640,000	Caleb Tang	96644893
MANDALE HEIGHTS	11	106	308225	\$1,300,000	\$1,370,000	Frederick Foo	86138981
CUBE 8	11	124.03	298130	\$2,000,000	\$2,030,000	CAREL THAM	97995666
PEOPLES PARK COMPLEX	1	103.96	59108	\$870,000	\$934,000	Shawn Sum	92394968
THE SHORE RESIDENCES	15	55	439893	\$950,000	\$952,000	John Ong	93864500

EASTVALE	18	102.01	519491	\$900,000	\$922,000	Koay L.k	97119580
PINETREE CONDOMINIUM	10	108.98	259856	\$1,800,000	\$1,820,000	Louis Ang	98501962
MARINA BAY SUITES	1	275.09	18965	\$6,380,000	\$7,200,000	Alexandra Wong	90912099
VIVA VISTA	5	35.02	118136	\$635,000	\$678,000	GRESSA MAK	97970207
PARK GREEN	19	108.05	545043	\$935,000	\$948,000	Donna Lwi A L	81233251
CASA MERAH	16	87.98	465534	\$1,120,000	\$1,150,000	Eugene Wong	98655588
CHUAN PARK	19	108.98	556748	\$1,080,000	\$1,100,000	Terence Low	94244323
THE SPRINGBLOOM	19	103.96	556122	\$1,150,000	\$1,170,000	Angeline Ang	93897337
THE VINES	14	100.99	416736	\$1,100,000	\$1,170,000	Fatimah Bee Bee	84447899
THE SAIL @ MARINA BAY	1	57.04	18985	\$1,220,000	\$1,240,000	Laurence Wong	82006042
THE SOVEREIGN	15	306.95	437920	\$6,100,000	\$6,200,000	Navin Bafna	84684750
THE WOODGROVE	25	95.97	738230	\$800,000	\$866,000	Oh Ch	81385716
VIDA	9	48.96	228307	\$1,100,000	\$1,110,000	Doris Tey C H	96703898
JOOL SUITES	8	40.04	217811	\$818,000	\$839,000	Jane Lee L T	96912311
LA CASA	25	110	737899	\$920,000	\$925,000	Robin Soon Ban Huat	90025801
VACANZA @ EAST	14	78.04	417396	\$1,060,000	\$1,090,000	Jeron Lee	90015060
THE WATERLINE	19	94.02	546694	\$1,280,000	\$1,290,000	Serene Chua	93837237