

Property Report

House No. 12 SIGLAP ROAD S(455843)

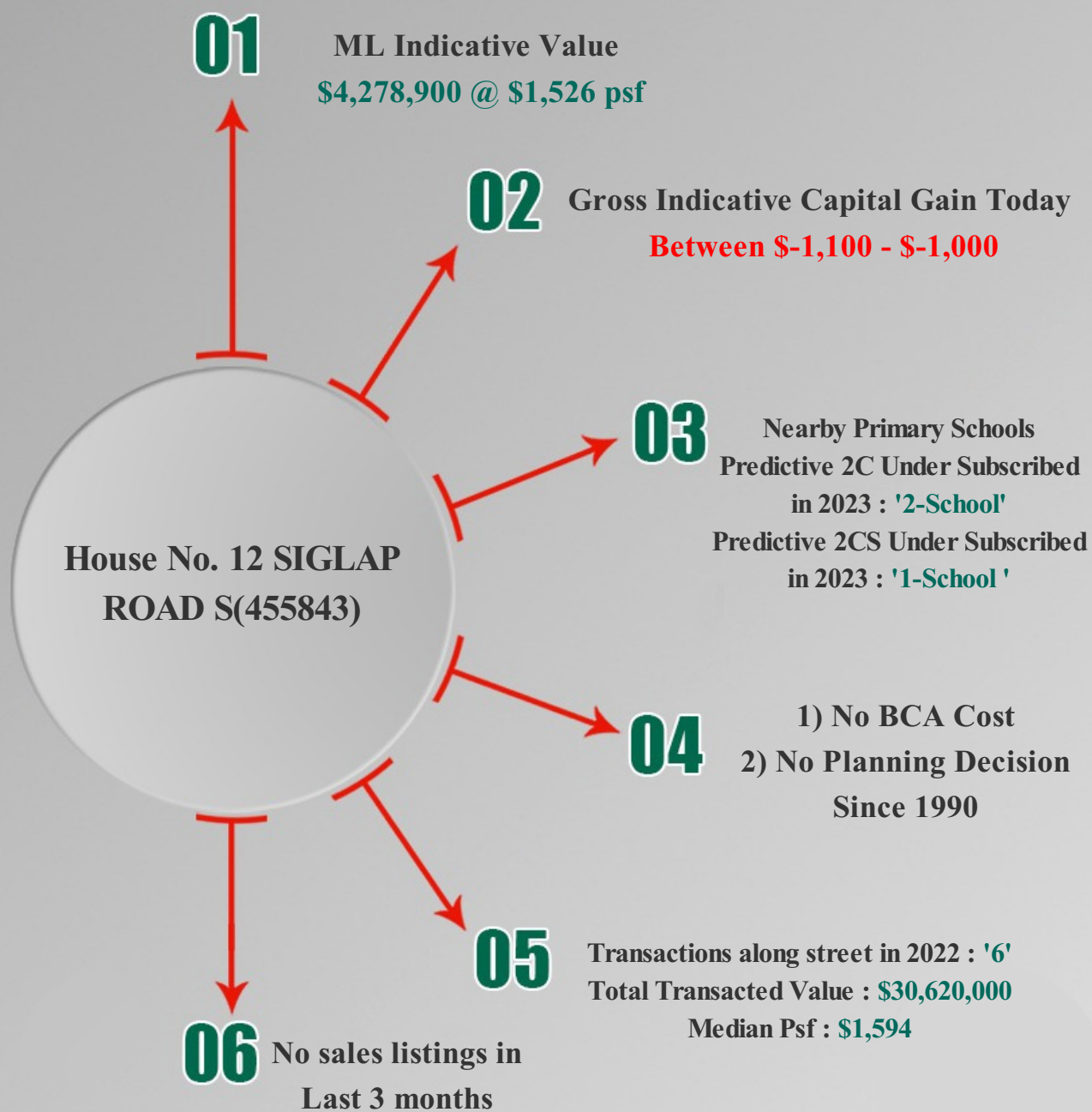
- 1. Property Cornerstone (Tenure, Land size, Property Type, Transaction History & Machine Learning Valuation)**
- 2. Property Milestone from 1995 (Transaction Information, BCA, CSC, TOP & Planning Decisions)**
- 3. Cadastral Map (Land Area, Dimension & Building Outline) From SLA OneMap**
- 4. Latest Sale/Rental Transactions Along The Street**
- 5. Latest 6 Months Sale/Rental Listings**

Amicus Pte. Ltd.

Amicus is a Data Science Company established since 1985.

Caveat Emptor

Amicus Predictive Analytics use 27 years of **Historical Data, Vast Data Lakes, Deep Dive Data, and Machine Learning Software** to predict what will happen in the future. These data are fed into a mathematical model that considers key trends and patterns in the data. The model is then applied to current data to predict what will happen next. **Our Predictive Analytics** herein is advisory. We urge you to seek **Professional Advice**.



Today's data-driven companies have a competitive edge over their peers. The fact is, when you can analyse a large volume of data as a single data set using DOTS (Data Omnichannels Technology Solutions) - rather than as a separate silos - you can uncover significant insights that would be impossible to get from traditional business intelligence. And it's these breakthrough new insights that give **Amicus** a serious competitive advantage.

Cornerstone

Address	House No. 12 SIGLAP ROAD S(455843)
District	15 - Bedok

Tenure	Freehold	Polygon	UPPER EAST COAST SOUTH
Land Area	2,804 Sqft	Property Type	Terrace House
Purchase Psf	\$1,5XX	Purchase Price	\$4,280,XXX
Purchase Date	Feb-2022		

ML Indicative Value	\$4,278,900 (\$1,526 psf * 2,804 sqft)
Gross Indicative Capital Gain Today	Between \$-1,100 - \$-1,000
Net Indicative Capital Gain Today	\$-1,100

Property Milestone

1995

1

Start of SLA Digital Journey

House Info	
House Type	Terrace House
Tenure	Freehold
Area	2,804 sqft

Feb-2022

2

Resale

Purchased Info
Resale Transaction Done on Feb-2022.

14-Sep-2022

3

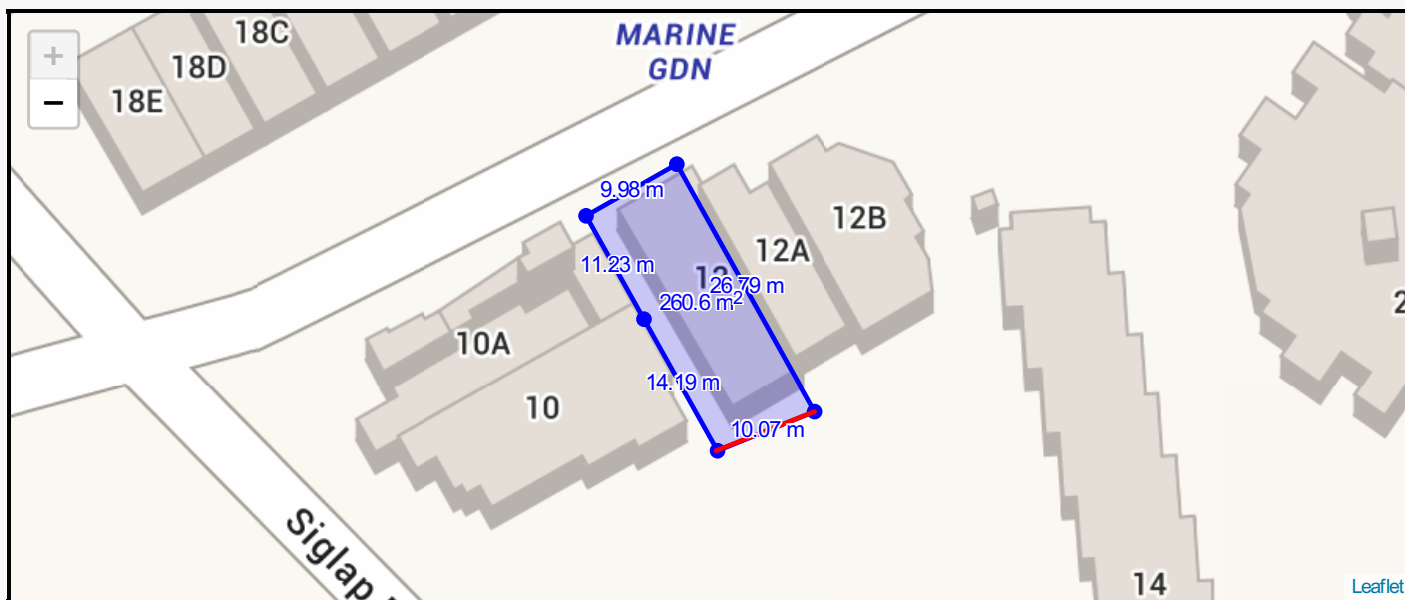
Today's ML Valuation

Description	Price	Psf
Latest Contract Date : Feb-2022 Area : 2,804 Sqft	-	
Current Price Index	\$1,526	\$1,526
House Adjustment (-)	0%	
BCA Cost	\$0	
ML Indicative Valuation	\$4,278,900 (\$1,526 psf * 2,804 sqft)	
Gross Indicative Capital Gain Today	Between \$-1,100 - \$-1,000	

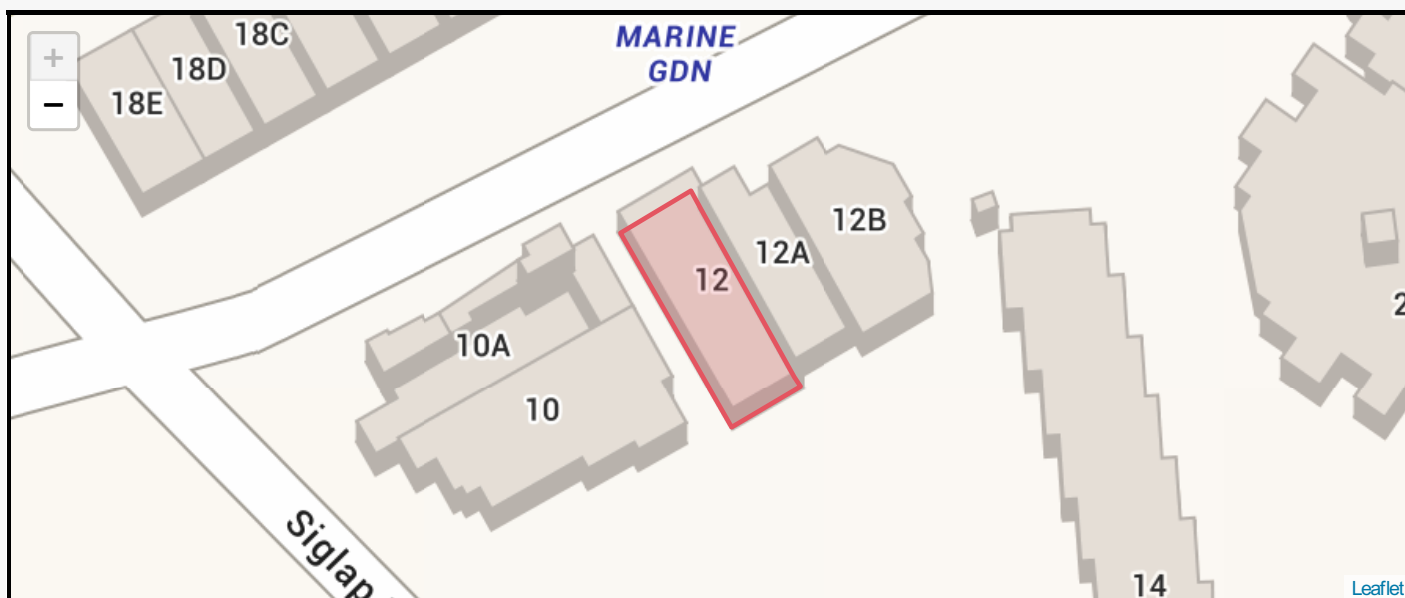
End

Cadastral Map For House No. 12 SIGLAP ROAD S(455843)

Land Dimensions Frontage



Building Outlines



No Transactions Since 1995 (SLA digitalized their data from 1995)

73	101	105	105A	107	109	113	117	119	125	12A	16A	18	19B	22	25	26A	320
322	334	338	340	342	350	360	362	574	578	580	584	59	590	61	69	73A	77
85	87	91	93	99A	99C												

Transactions Between 1995 And 2005

65A	95A	95	95C	127	10A	101C	16D	19	19A	16B	17A	123	21	97B	10	65	358
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Transactions Between 2006 And 2010

326	348	103A	27	101B	582	95B	99B	57	83	97	71A	101A	12B	63A	330	81	356
20	18A	23															

Transactions Between 2011 And 2022

121A	129	576	103	89B	12	328	79A	111	79	332	99	97C	354	336	586	352	67
324	17	89	18B	16	89A	97A	22A	16C	57A	71	63	75	75A	24	121		

Houses With Planning Decision From 1900 Onward

121A	129	576	103	89B	79A	111	79	99	97C	354	586	67	324	17	89	16	89A
97A	22A	57A	71	63	75	75A	121	348	103A	27	101B	582	95B	99B	57	83	97
71A	63A	330	81	356	20	23	65A	95A	95	95C	127	10A	19	19A	17A	123	21
97B	10	65	358	73	105	105A	109	125	16A	19B	25	360	574	578	580	584	59
590	61	73A	99A														

Houses With Permits To Commence Structural Works Issued From 1997 Onward

129	576	328	79A	111	79	99	354	324	16	63	75	121	348	101B	582	97	330
81	20	95	10	358	22	360	99C										

Houses With SSD Penalty (Transacted within last 3 years)

121A	129	576	103	89B	12	328	79A	111	79	332	99	97C	354	336	586		
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Latest Sales Transaction Details

To grasp the volatility and transacted price movement, data hereunder are latest comparable sale transactions.

Address	Transaction Date	Price	Psf	Area (Sqft)	Type	Source
1XXX SIGLAP RD	Aug-2022	\$ 7,750,000	\$ 1,720	4,507	Resale	URA
1XX SIGLAP RD	Jun-2022	\$ 3,880,000	\$ 1,023	3,791	Resale	URA
5XX SIGLAP RD	May-2022	\$ 6,400,000	\$ 1,844	3,470	Resale	URA
1XX SIGLAP RD	Apr-2022	\$ 4,260,000	\$ 1,889	2,255	Resale	URA
8XX SIGLAP RD	Apr-2022	\$ 4,050,000	\$ 1,565	2,588	Resale	URA
1X SIGLAP RD	Feb-2022	\$ 4,280,000	\$ 1,526	2,804	Resale	URA
3XX SIGLAP RD	Dec-2021	\$ 3,400,000	\$ 1,168	2,912	Resale	URA
7XX SIGLAP RD	Oct-2021	\$ 5,280,000	\$ 1,551	3,404	New Sale	URA
1XX SIGLAP RD	Sep-2021	\$ 10,500,000	\$ 872	12,046	Resale	URA
7X SIGLAP RD	Jun-2021	\$ 5,180,000	\$ 1,640	3,158	New Sale	URA
3XX SIGLAP RD	Apr-2021	\$ 4,120,000	\$ 1,509	2,731	Resale	URA
9X SIGLAP RD	Feb-2021	\$ 4,550,000	\$ 1,772	2,567	Resale	URA
9XX SIGLAP RD	Feb-2021	\$ 4,500,000	\$ 1,704	2,640	Resale	URA
3XX SIGLAP RD	Nov-2020	\$ 2,850,000	\$ 1,143	2,493	Resale	URA
3XX SIGLAP RD	Oct-2020	\$ 2,465,000	\$ 1,265	1,948	Resale	URA

Latest Rental Transactions

Address	Rental Price	Date	Area (Sqft)	Source
X	\$ 4,200	Jul 2022	1500-2000	URA
X	\$ 4,400	Apr 2022	2000-2500	URA
X	\$ 4,400	Mar 2022	1500-2000	URA
X	\$ 9,400	Feb 2022	4500-5000	URA
1XX	\$ 4,400	Jan 2022	1800	SKIPS

SKIPS : Singapore Key Indicator Of Property Sold\Rented

Data contributed by Agents handling the transaction via Amicus Platform.

About Amicus Pte. Ltd.

A **Singapore Data Science Company** established since **1985**. Providing Real-Time probabilistic information and marketing strategy on **Real Asset Investment** through the use of innovative, push-through delivery systems coupled with precision marketing, by accurately isolating and defining the target market.

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Comprehensive information of all residential property in Singapore (**2,800 Condominium/Apartment Projects, 78,000 Landed Houses, 1.2M HDB Units**)

We hope you find the information herein helpful. If you are keen to be kept informed of any transaction/happening along the street/polygon/project, kindly share with us your contact/email. We will alert you ASAP. Please be assured that your personal information will be kept confidential. We will also remove such information from our system upon direction from you.

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