

Grandeur 8


Grandeur 8, Ang Mo Kio Central 3 D20 Ang Mo Kio
Block 18, Unit 17-32

1,119 sqft • 2 bedrooms • 2 bathrooms

Prepared by:

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PROPnex REALTY PTE. LTD.

Specially Prepared for

Mr. Edmund Ee Realtor

PROPERTY REPORT



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Unit Sale Analysis

Block 18, Unit 17-32 • 1,119 sqft • 2 bedrooms • 2 bathrooms



Sale Value (SGD) Powered by

REALValue

\$1,648,945 \$1,473 PSF

↓ **-0%**

Last month

↑ **5%**

Last 12 months

— **RealValue of 17-32**

Sale Value Generated by RealValue

● **Unit transactions**

Past transactions of 17-32

● **Comparable Transactions**

Comparable transactions of similar property types

● **Comparable Listings**

Comparable listings of similar property types

Sale Value Over Time (SGD)

Sale Value PSF Over Time (SGD)



Comparable Sale Transactions

Date	Details	Transacted Price (SGD)	Type of Sale	Source
12 May 2023	18 Ang Mo K...al 3 #05-31 1,216 sqft • 2 bedrooms • 2 bathrooms	\$1,400,000 \$1,151 PSF	Resale	Agency
09 May 2023	2 Ang Mo Ki...al 3 #07-03 1,119 sqft • 2 bedrooms • 2 bathrooms	\$1,340,000 \$1,197 PSF	Resale	URA
19 Jan 2023	18 Ang Mo K...al 3 #18-32 1,130 sqft • 2 bedrooms • 2 bathrooms	\$1,400,000 \$1,239 PSF	Resale	URA
05 Oct 2022	12 Ang Mo K...al 3 #06-20 1,109 sqft • 2 bedrooms • 2 bathrooms	\$1,450,000 \$1,308 PSF	Resale	URA
27 Apr 2022	18 Ang Mo K...al 3 #16-32 1,216 sqft • 2 bedrooms • 2 bathrooms	\$1,450,000 \$1,192 PSF	Resale	URA

* See more in appendix

Disclaimer: RealValue is an automated valuation model tool powered by Real Estate Analytics. It provides an estimated value of a property with the combination of comprehensive property datasets, advanced machine learning modelling, and REA AI Research Team's proprietary algorithm. RealValue can generate fast, accurate and reliable property values with extensive coverage of ACPA and has achieved a median accuracy of 97%.

RealValue serves as a guide for general reference. The information does not constitute an official appraisal and should not be regarded as a substitute for professional or expert advice. We are not responsible or liable for any claims, damages or losses whatsoever.

Unit Rent Analysis

Block 18, Unit 17-32 • 1,119 sqft • 2 bedrooms • 2 bathrooms



Rent Value (SGD) Powered by

REALValue

\$4,590 \$4.1 PSF

3%

Rental Yield

↓-2%

Last month

Last 12 months

RealValue of 17-32

Rent Value Generated by RealValue

Unit transactions

Past transactions of 17-32

Comparable Transactions

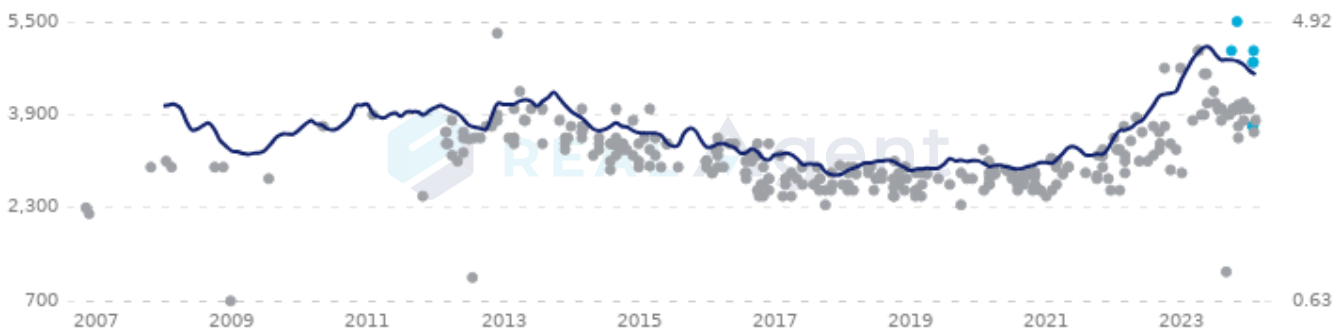
Comparable transactions of similar property types

Comparable Listings

Comparable listings of similar property types

Rent Value Over Time (SGD)

Rent Value PSF Over Time (SGD)



Comparable Rent Transactions

Date	Details	Transacted Price (SGD)	Type of Rent	Source
01 Feb 2024	8 - 10 ang ...o central 3 1,130 sqft • 2 bedrooms	\$3,800 \$3.36 PSF	Whole Unit	URA
01 Jan 2024	8 - 10 ang ...o central 3 1,238 sqft • 2 bedrooms	\$4,000 \$3.23 PSF	Whole Unit	URA
01 Dec 2023	18 Ang Mo K...al 3 #06-31 1,119 sqft • 2 bedrooms • 2 bathrooms	\$4,100 \$3.66 PSF	Whole Unit	Agency
01 Dec 2023	8 - 10 ang ...o central 3 1,130 sqft • 2 bedrooms	\$4,000 \$3.54 PSF	Whole Unit	URA
01 Dec 2023	8 - 10 ang ...o central 3 1,130 sqft • 2 bedrooms	\$4,100 \$3.63 PSF	Whole Unit	URA

* See more in appendix

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Project Information

Street Name

Ang Mo Kio Central 3

Area

Ang Mo Kio, Ang Mo Kio Town Centre

Developer

Amk Properties Pte Ltd

Type

Condo

Tenure

99 Years

Built

2005

Property Age

19 years

No. of Blocks

9

No. of Units

579

Lot Size

215,289 sqft

Lot No.

MK18-15383K

Last 1 Year Sale Transacted Range / Average (SGD):

\$1,086 PSF - \$1,516 PSF / \$1,323 PSF

Last 1 Year Rent Transacted Range / Average (SGD):

\$2.59 PSF - \$4.93 PSF / \$3.71 PSF

Historical High (SGD):

\$1,516 PSF (Dec 2023, 1,227 sqft, 3 bedrooms)

Historical Low (SGD):

\$367 PSF (Nov 2006, 1,582 sqft, 3 bedrooms)

Facilities

Playground

Jacuzzi

Barbeque Area

Tennis Courts

Clubhouse

24 Hours Security

Swimming Pool

Wading Pool

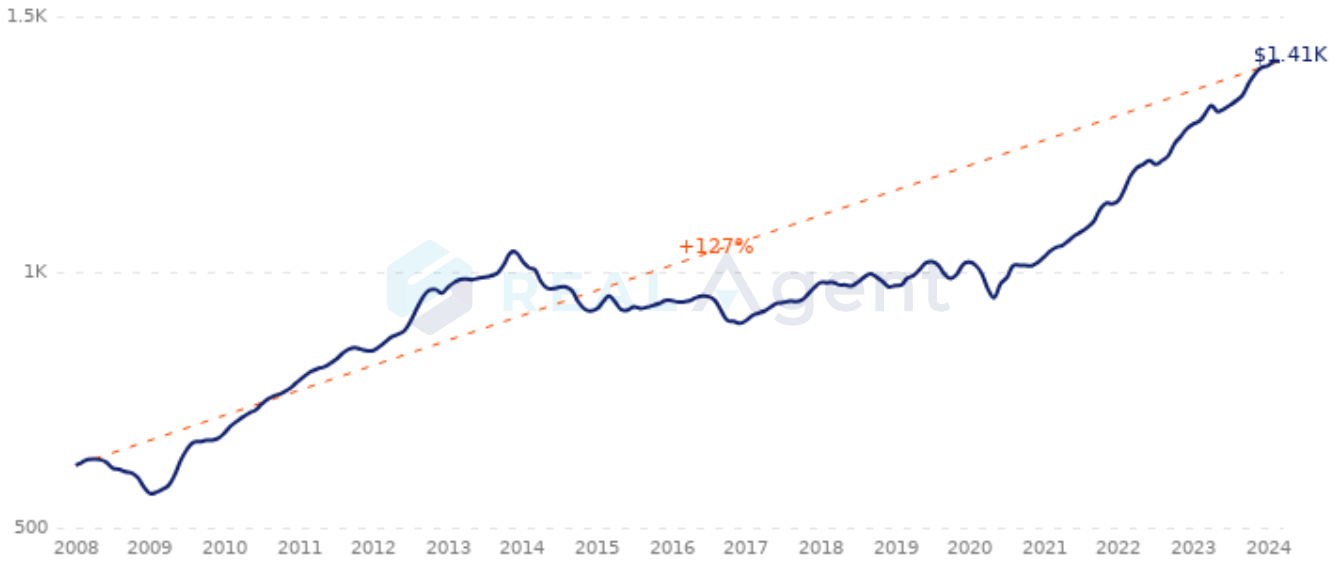
Gymnasium Room

Basement Car Park



Sale RealValue PSF Trend (SGD)

— RealValue of Grandeur 8 - - - - Trend Line
Sale Value Generated by RealValue



Rent RealValue PSF Trend (SGD)

— RealValue of Grandeur 8 - - - - Trend Line
Rent Value Generated by RealValue



2 MRT STATIONS

NS15 Yio Chu Kang MRT Station
🚶 8 mins • 689m

NS16 Ang Mo Kio MRT Station
🚶 9 mins • 722m

9 SCHOOLS

Anderson Serangoon Junior College
🚶 4 mins • 304m

Nanyang Polytechnic
🚶 5 mins • 426m

Moe Kindergarten @ Mayflower
🚶 5 mins • 436m

Mayflower Primary School
🚶 5 mins • 436m

Anderson Secondary School
🚶 6 mins • 521m

5 SHOPS

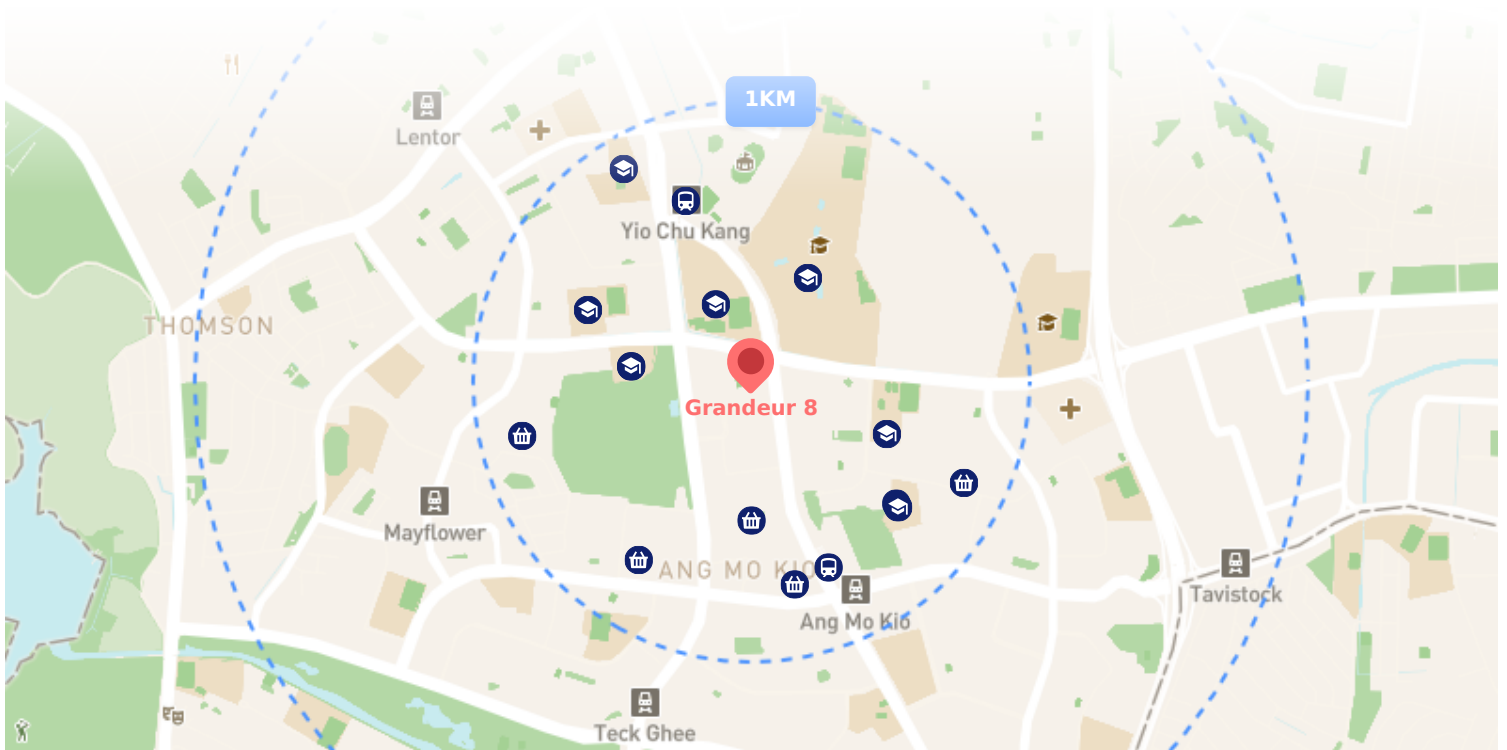
Ntuc Fairprice Co-Operative Ltd
🚶 6 mins • 502m

Ntuc Fairprice Co-Operative Ltd
🚶 9 mins • 744m

Sheng Siong Supermarket Pte Ltd
🚶 9 mins • 756m

Cold Storage Singapore (1983) Pte Ltd
🚶 10 mins • 842m

Cold Storage Singapore (1983) Pte Ltd
🚶 10 mins • 845m



		Unit		
Floor Premium	Level	30	31	32
-16%	19	\$2.49M \$1,188 PSF 4 bedrooms • 2,099 sqft	\$2.24M \$1,219 PSF 3 bedrooms • 1,841 sqft	\$2.26M \$1,375 PSF 2 bedrooms • 1,647 sqft
0%	18	\$1.67M \$1,480 PSF 2 bedrooms • 1,130 sqft	\$1.84M \$1,498 PSF 3 bedrooms • 1,227 sqft	\$1.67M \$1,480 PSF 2 bedrooms • 1,130 sqft
-	17	\$1.65M \$1,473 PSF 2 bedrooms • 1,119 sqft	\$1.83M \$1,491 PSF 3 bedrooms • 1,227 sqft	\$1.65M \$1,473 PSF 2 bedrooms • 1,119 sqft
-1%	16	\$1.77M \$1,458 PSF 2 bedrooms • 1,216 sqft	\$1.82M \$1,485 PSF 3 bedrooms • 1,227 sqft	\$1.77M \$1,458 PSF 2 bedrooms • 1,216 sqft
-0%	15	\$1.81M \$1,477 PSF 3 bedrooms • 1,227 sqft	\$1.86M \$1,475 PSF 3 bedrooms • 1,259 sqft	\$1.81M \$1,477 PSF 3 bedrooms • 1,227 sqft
-1%	14	\$1.85M \$1,468 PSF 3 bedrooms • 1,259 sqft	\$1.76M \$1,473 PSF 3 bedrooms • 1,195 sqft	\$1.85M \$1,468 PSF 3 bedrooms • 1,259 sqft
	Stack Premium	-1%	-1%	-

Floor Premium (or discount):

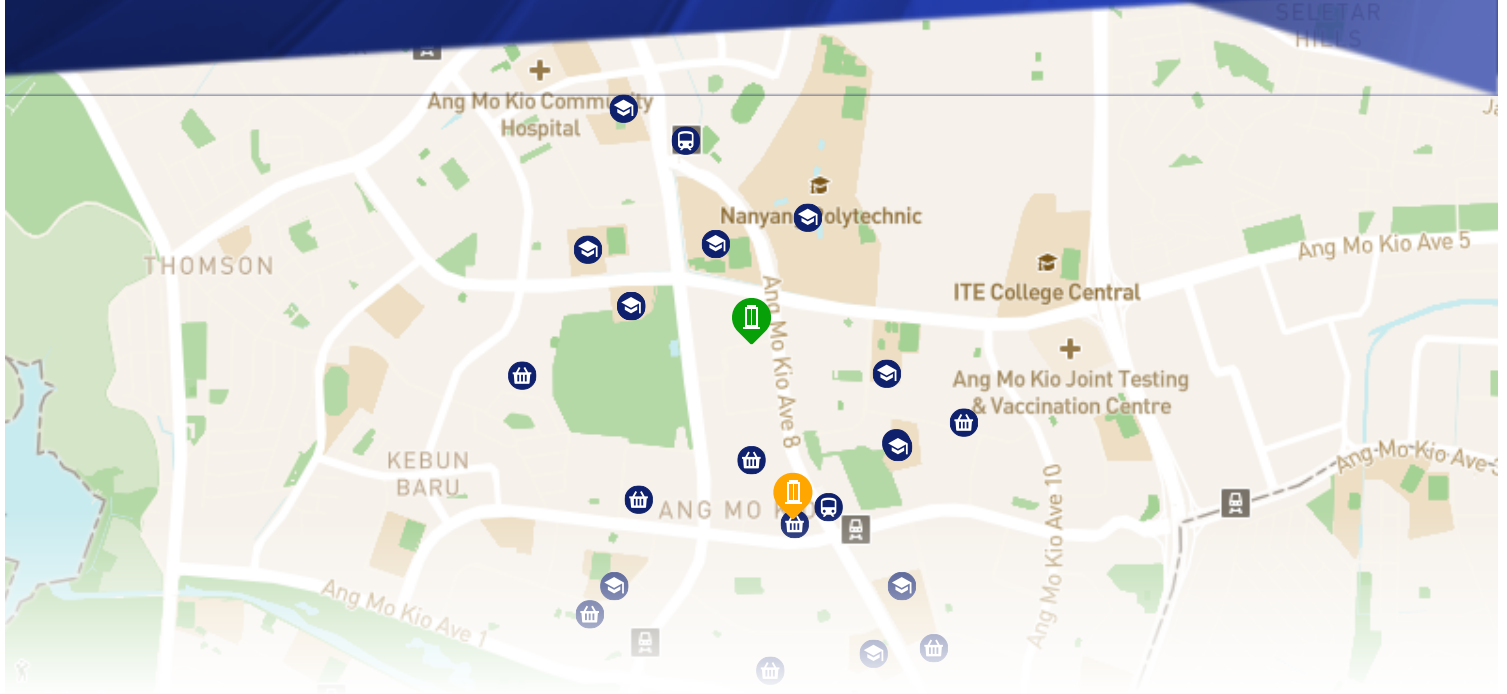
Compares the average value Price per Square Foot (PSF) of each floor level across the entire block and calculating against the floor level of the unit being analysed in this report.

Stack Premium (or discount):

Compares the average value Price per Square Foot (PSF) of each stack and calculating against the stack of the unit being analysed in this report.

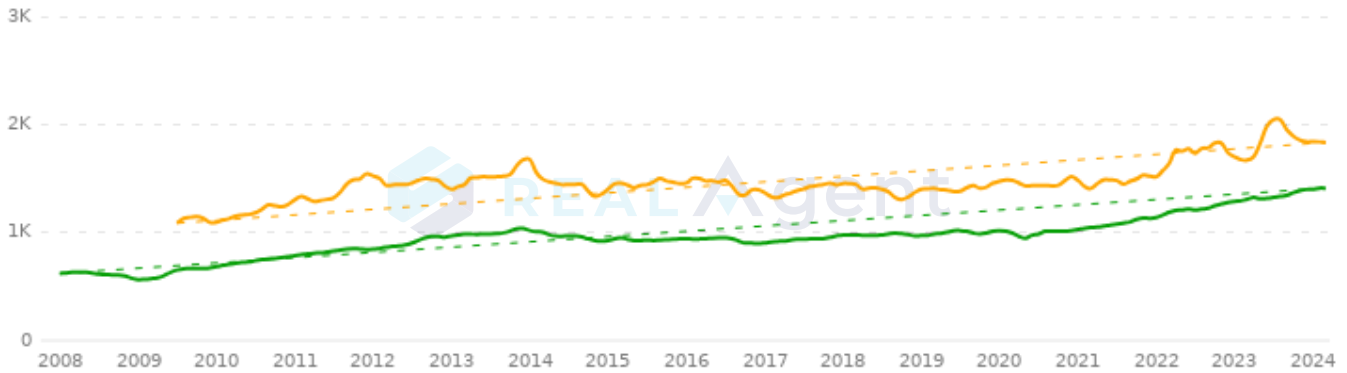
Comparable Projects

Grandeur 8



Project Name	Grandeur 8	Centro Residences
Developer	Amk Properties Pte Ltd	Eunos Link Technology Park Ltd
Built	2005	2014
Tenure	99 Years	99 Years
Status	Completed	Completed
Percentage Sold	95%	89%
Sale Transacted PSF Range / Average (last 1 year)	\$1,086 PSF - \$1,516 PSF / \$1,323 PSF	\$1,599 PSF - \$1,908 PSF / \$1,774 PSF
Average Monthly Sales (last 1 year)	1 / month	1 / month

Comparable Projects Historical Sale Value PSF Trends (SGD)



● Grandeur 8

Jan 08: **\$623 PSF**
 Mar 24: **\$1,412 PSF**

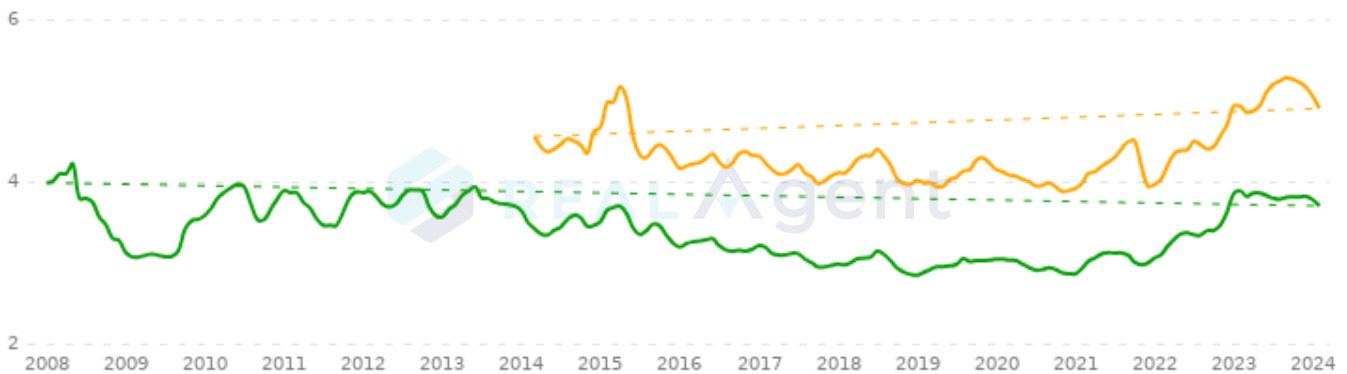
Growth Rate
 Overall: **127%**
 Yearly: **8%**

● Centro Residences

Jul 09: **\$1,088 PSF**
 Mar 24: **\$1,834 PSF**

Growth Rate
 Overall: **69%**
 Yearly: **5%**

Comparable Projects Historical Rent Value PSF Trends (SGD)



● Grandeur 8

Jan 08: **\$3.98 PSF**
 Feb 24: **\$3.7 PSF**

Growth Rate
 Overall: **-7%**
 Yearly: **-0%**

● Centro Residences

Mar 14: **\$4.56 PSF**
 Feb 24: **\$4.9 PSF**

Growth Rate
 Overall: **8%**
 Yearly: **1%**

HDB

Estates 4,763
Units: 1,056,895

Condo

Projects 826
Units: 207,321
New Launch: 32

Property Type Breakdown

- HDB
- Condo
- Landed



Landed

Properties 47,767

Past 1 year changes

Since Mar 2023

HDB

↑5%

As of Mar 2024

Condo

↑7%

As of Mar 2024

Landed

↑8%

As of Mar 2024

Property Sale Values

Property Rent Values

↓-0%

As of Mar 2024

↓-4%

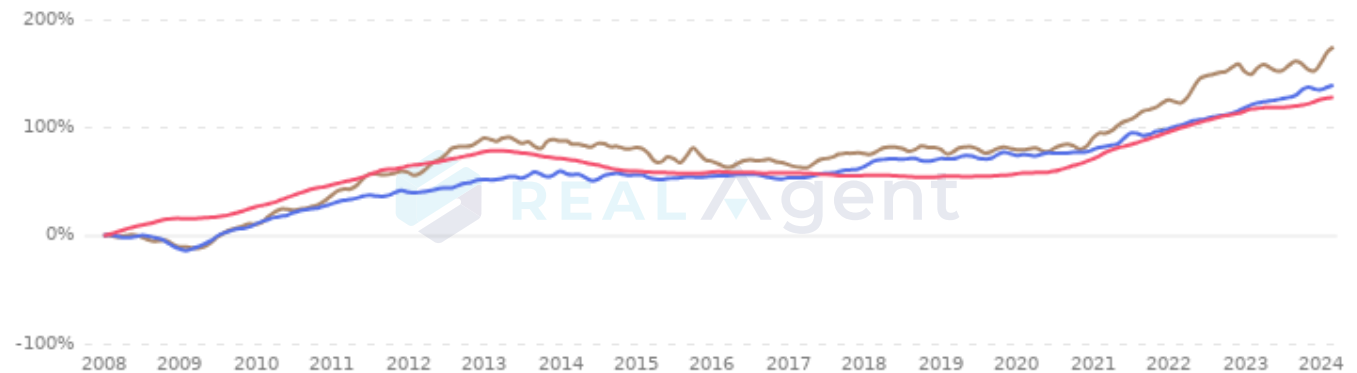
As of Mar 2024

↓-10%

As of Mar 2024

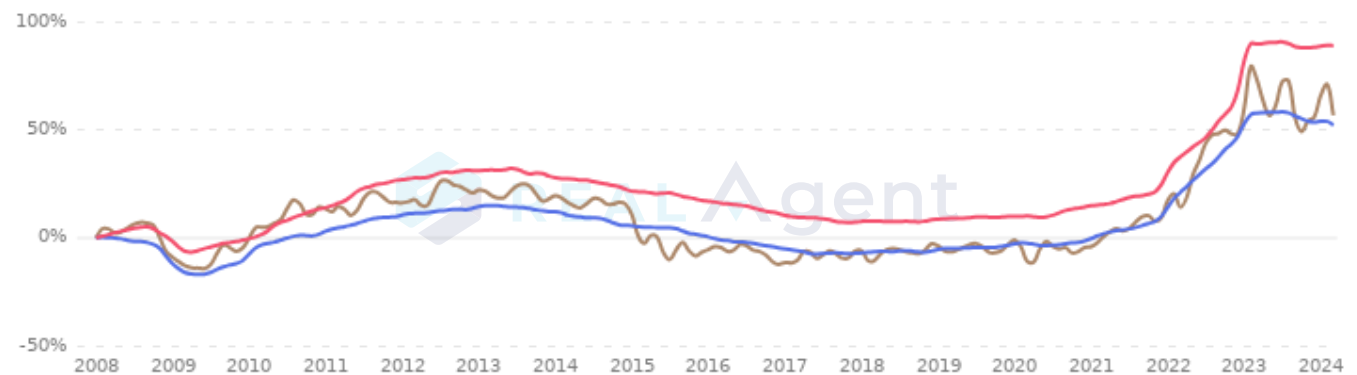
Historical Sale Value Trend

— HDB — Condo — Landed



Historical Rent Value Trend

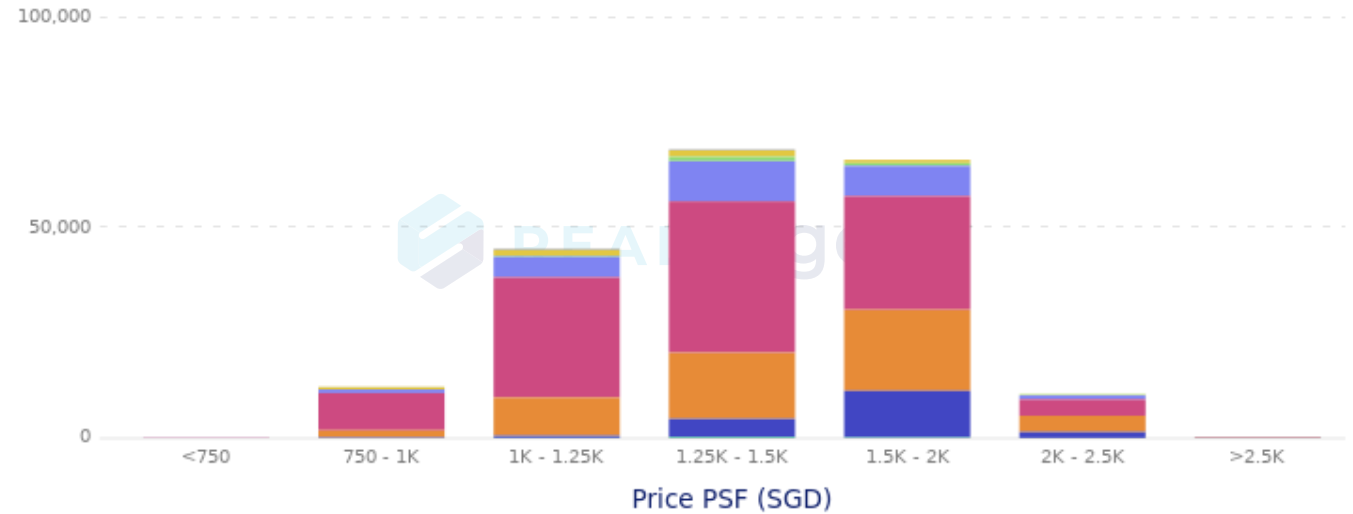
— HDB — Condo — Landed



Condo Unit Types Breakdown by Sale Value PSF



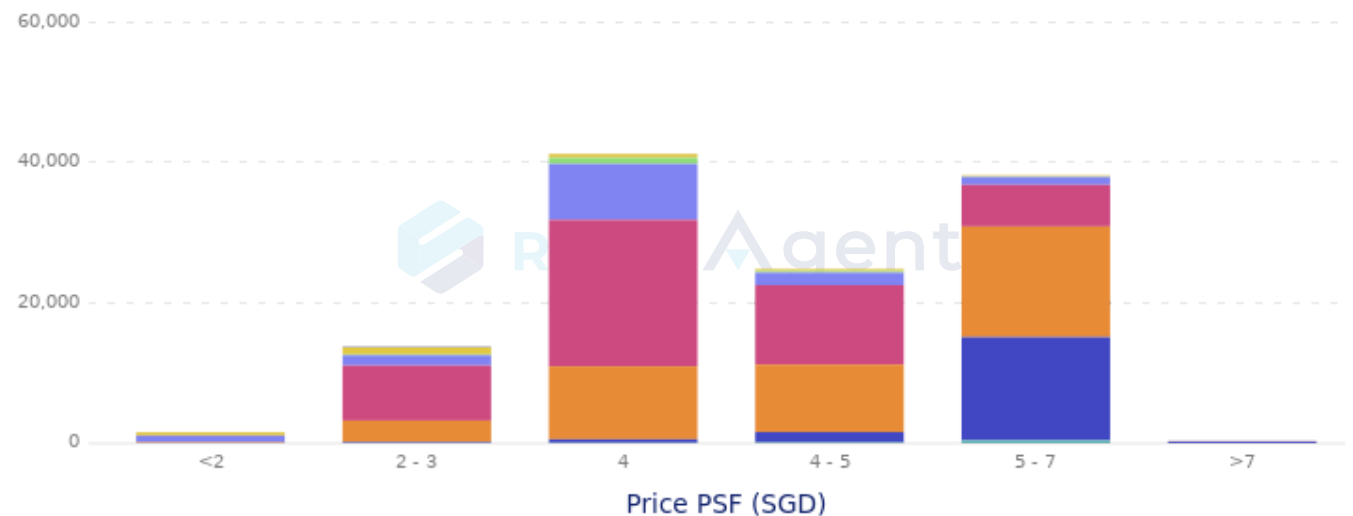
No. of Units



Condo Unit Types Breakdown by Rent Value PSF



No. of Units

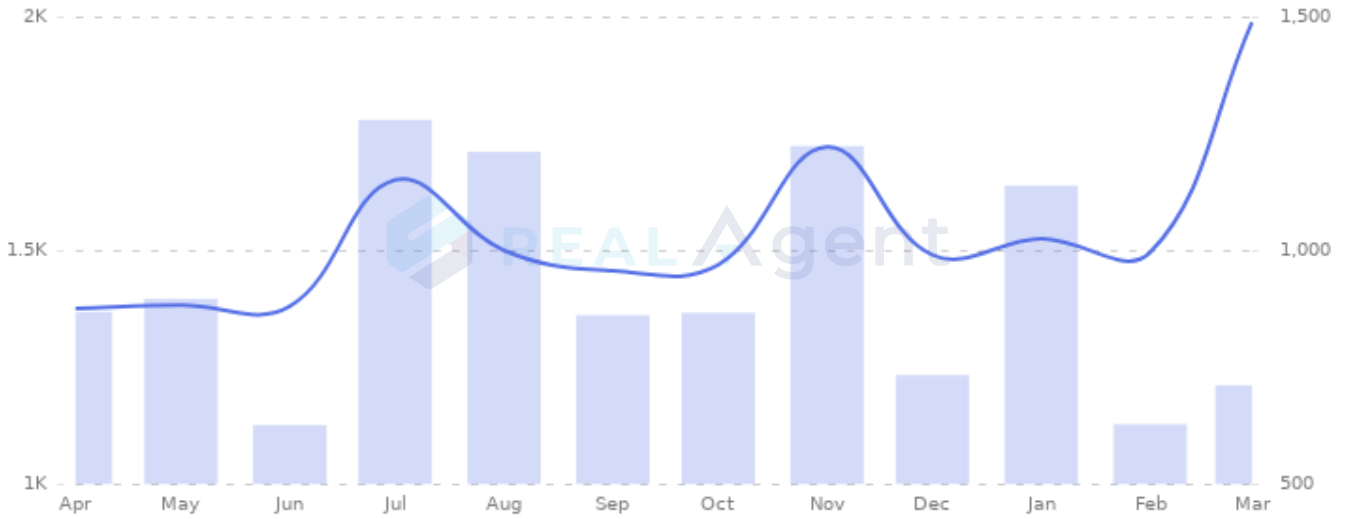


Condo Sale Transaction Trend

— Average Transacted PSF ■ No. of Units

Average Transacted PSF (SGD)

No. of Units

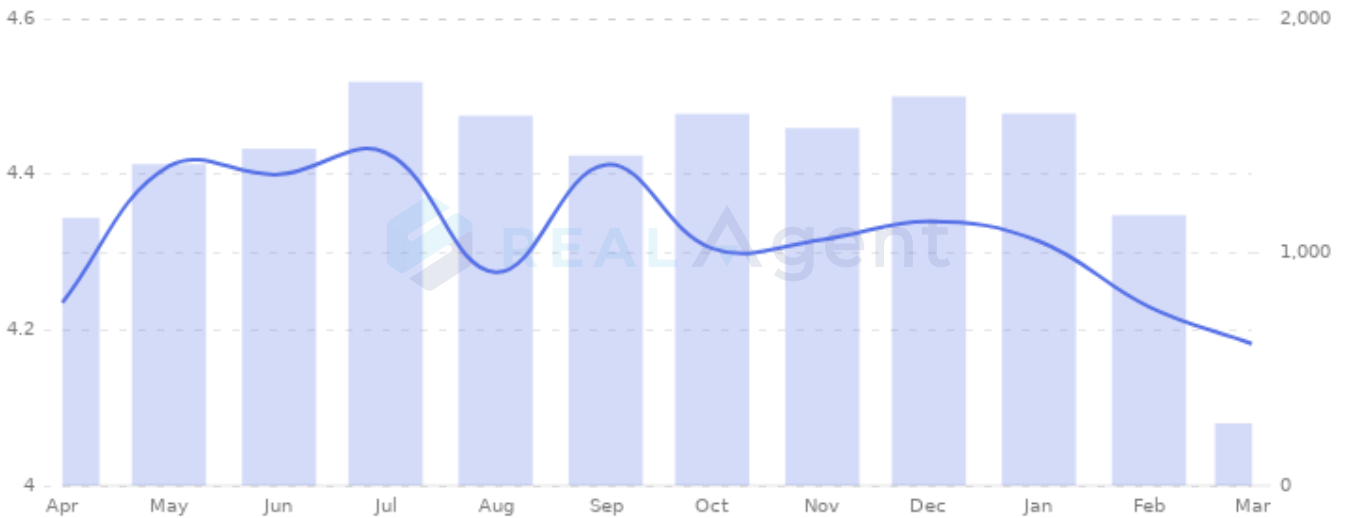


Condo Rent Transaction Trend

— Average Transacted PSF ■ No. of Units

Average Transacted PSF (SGD)

No. of Units



Condo Breakdown by Sale Value PSF

No. of Projects

No. of Projects



Condo Breakdown by Rent Value PSF

No. of Projects

No. of Projects



Sale Listings within Project

Date	Details	Listed Price (SGD)
18 Mar 2024	3 bedrooms • 3 bathrooms	\$1,650,000
15 Mar 2024	3 bedrooms • 3 bathrooms	\$1,680,000
14 Mar 2024	3 bedrooms • 3 bathrooms	\$1,780,000
14 Mar 2024	3 bedrooms • 3 bathrooms	\$1,780,000
14 Mar 2024	2 bedrooms • 2 bathrooms	\$1,550,000

Rent Listings within Project

Date	Details	Listed Price (SGD)
18 Mar 2024		\$1,400
18 Mar 2024	1 bathroom	\$1,300
18 Mar 2024	1 bathroom	\$1,999
16 Mar 2024	3 bathrooms	\$1,999
08 Mar 2024	1,388 sqft • 4 bedrooms • 3 bathrooms	\$6,500 \$4.7 PSF

Profitable Sale Transactions

Details	Bought (SGD)	Sold (SGD)	Total Duration Held	Annual Capital Gain	Total Capital Gain
6 Ang Mo Kial 3 #11-05 1,421 sqft • 4 bedrooms • 3 bathrooms	\$698,389 \$492 PSF 28 Nov 2006	\$990,000 \$697 PSF 17 Dec 2007	1 year 1 week	↑ 40%	\$291.61K 42%
16 Ang Mo Kial 3 #09-28 1,227 sqft • 3 bedrooms • 2 bathrooms	\$630,000 \$513 PSF 09 Nov 2006	\$836,000 \$681 PSF 22 Oct 2007	11 months 1 week	↑ 33%	\$206K 33%
16 Ang Mo Kial 3 #01-28 1,421 sqft • 3 bedrooms	\$650,000 \$457 PSF 30 May 2007	\$850,000 \$598 PSF 18 Jan 2008	7 months 2 weeks	↑ 31%	\$200K 31%
18 Ang Mo Kial 3 #02-32 1,227 sqft • 3 bedrooms • 2 bathrooms	\$605,000 \$493 PSF 25 Oct 2006	\$810,000 \$660 PSF 08 Jan 2008	1 year 2 months	↑ 28%	\$205K 34%
2 Ang Mo Kial 3 #02-01 1,582 sqft • 3 bedrooms • 2 bathrooms	\$580,000 \$367 PSF 22 Nov 2006	\$1,220,000 \$771 PSF 28 Oct 2010	3 years 11 months	↑ 28%	\$640K 110%
10 Ang Mo Kial 3 #01-14 1,593 sqft • 3 bedrooms • 2 bathrooms	\$650,000 \$408 PSF 15 Mar 2006	\$1,050,000 \$659 PSF 03 Aug 2008	2 years 4 months	↑ 26%	\$400K 62%
6 Ang Mo Kial 3 #12-08 1,195 sqft • 3 bedrooms • 2 bathrooms	\$628,888 \$526 PSF 25 Jan 2006	\$900,000 \$753 PSF 31 Oct 2007	1 year 9 months	↑ 24%	\$271.11K 43%
18 Ang Mo Kial 3 #16-30 1,216 sqft • 2 bedrooms • 2 bathrooms	\$750,000 \$617 PSF 08 Apr 2009	\$950,000 \$781 PSF 04 Jun 2010	1 year 1 month	↑ 23%	\$200K 27%
8 Ang Mo Kial 3 #08-09 1,227 sqft • 3 bedrooms • 2 bathrooms	\$608,000 \$495 PSF 01 Aug 2006	\$850,000 \$693 PSF 02 May 2008	1 year 8 months	↑ 23%	\$242K 40%
2 Ang Mo Kial 3 #18-03 2,164 sqft • 4 bedrooms • 3 bathrooms	\$930,000 \$430 PSF 30 Jan 2007	\$1,530,000 \$707 PSF 25 Jan 2010	2 years 11 months	↑ 22%	\$600K 65%

Sale Transactions within Project

Date	Details	Transacted Price (SGD)	Type of Sale	Source
07 Jan 2024	18 Ang Mo K...al 3 #07-32 1,195 sqft • 3 bedrooms • 2 bathrooms	\$1,700,000 \$1,423 PSF	Resale	Agency
31 Dec 2023	18 Ang Mo K...al 3 #18-31 1,227 sqft • 3 bedrooms • 2 bathrooms	\$1,860,000 \$1,516 PSF	Resale	Agency
17 Nov 2023	14 Ang Mo K...al 3 #05-24 1,410 sqft • 3 bedrooms • 2 bathrooms	\$2,050,000 \$1,454 PSF	Resale	Agency
24 Oct 2023	16 Ang Mo K...al 3 #15-25 1,453 sqft • 4 bedrooms • 3 bathrooms	\$1,988,000 \$1,368 PSF	Resale	URA
28 Sep 2023	14 Ang Mo K...al 3 #14-22 1,195 sqft • 3 bedrooms • 2 bathrooms	\$1,688,000 \$1,413 PSF	Resale	Agency
31 Aug 2023	16 Ang Mo K...al 3 #19-27 1,841 sqft • 3 bedrooms • 2 bathrooms	\$2,000,000 \$1,087 PSF	Resale	Agency
29 Aug 2023	10 Ang Mo K...al 3 #18-15 1,647 sqft • 2 bedrooms • 2 bathrooms	\$1,788,000 \$1,086 PSF	Resale	URA
28 Aug 2023	10 Ang Mo K...al 3 #05-15 1,227 sqft • 3 bedrooms • 2 bathrooms	\$1,700,000 \$1,385 PSF	Resale	URA
22 Aug 2023	10 Ang Mo K...al 3 #14-15 1,227 sqft • 3 bedrooms • 2 bathrooms	\$1,700,000 \$1,385 PSF	Resale	Agency
08 Aug 2023	16 Ang Mo K...al 3 #03-26 1,421 sqft • 4 bedrooms	\$1,930,000 \$1,358 PSF	Resale	URA
08 Aug 2023	14 Ang Mo K...al 3 #10-23 1,227 sqft • 3 bedrooms • 2 bathrooms	\$1,790,800 \$1,459 PSF	Resale	URA
08 Aug 2023	14 Ang Mo K...al 3 #10-03	\$1,790,800	Resale	Agency
02 Aug 2023	8 Ang Mo Ki...al 3 #09-12 1,389 sqft • 4 bedrooms	\$1,916,888 \$1,381 PSF	Resale	URA
17 Jul 2023	10 Ang Mo K...al 3 #11-13 1,227 sqft • 3 bedrooms • 2 bathrooms	\$1,648,888 \$1,344 PSF	Resale	URA
06 Jul 2023	14 Ang Mo K...al 3 #09-24 1,421 sqft • 4 bedrooms • 3 bathrooms	\$1,900,000 \$1,337 PSF	Resale	Agency

Rent Transactions within Project

Date	Details	Transacted Price (SGD)	Type of Rent	Source
18 Feb 2024	14 Ang Mo K...al 3 #11-21 1,195 sqft • 3 bedrooms • 2 bathrooms	\$1,000 \$0.84 PSF	Room	Agency
09 Feb 2024	14 Ang Mo K...al 3 #11-21 1,195 sqft • 3 bedrooms • 2 bathrooms	\$1,450 \$1.21 PSF	Room	Agency
01 Feb 2024	8 - 10 ang ...o central 3 1,238 sqft • 3 bedrooms	\$4,700 \$3.8 PSF	Whole Unit	URA
01 Feb 2024	8 - 10 ang ...o central 3 1,130 sqft • 2 bedrooms	\$3,800 \$3.36 PSF	Whole Unit	URA
24 Jan 2024	8 Ang Mo Ki...al 3 #05-10 1,119 sqft • 2 bedrooms • 2 bathrooms	\$3,600 \$3.22 PSF	Room	Agency
16 Jan 2024	14 Ang Mo K...al 3 #09-23 1,227 sqft • 3 bedrooms • 2 bathrooms	\$4,700 \$3.83 PSF	Whole Unit	Agency
14 Jan 2024	14 Ang Mo K...al 3 #11-21 1,195 sqft • 3 bedrooms • 2 bathrooms	\$5,000 \$4.18 PSF	Whole Unit	Agency
12 Jan 2024	6 Ang Mo Ki...al 3 #05-08 1,227 sqft • 3 bedrooms • 2 bathrooms	\$1,000 \$0.81 PSF	Room	Agency
01 Jan 2024	8 - 10 ang ...o central 3 1,345 sqft • 4 bedrooms	\$5,500 \$4.09 PSF	Whole Unit	URA
01 Jan 2024	8 - 10 ang ...o central 3 1,238 sqft • 3 bedrooms	\$4,600 \$3.72 PSF	Whole Unit	URA
01 Jan 2024	8 - 10 ang ...o central 3 1,238 sqft • 3 bedrooms	\$5,000 \$4.04 PSF	Whole Unit	URA
01 Jan 2024	8 - 10 ang ...o central 3 1,238 sqft • 3 bedrooms	\$4,700 \$3.8 PSF	Whole Unit	URA
01 Jan 2024	8 - 10 ang ...o central 3 1,238 sqft • 3 bedrooms	\$5,000 \$4.04 PSF	Whole Unit	URA
01 Jan 2024	8 - 10 ang ...o central 3 1,238 sqft • 3 bedrooms	\$4,300 \$3.47 PSF	Whole Unit	URA
01 Jan 2024	8 - 10 ang ...o central 3 1,238 sqft • 3 bedrooms	\$3,900 \$3.15 PSF	Room	URA