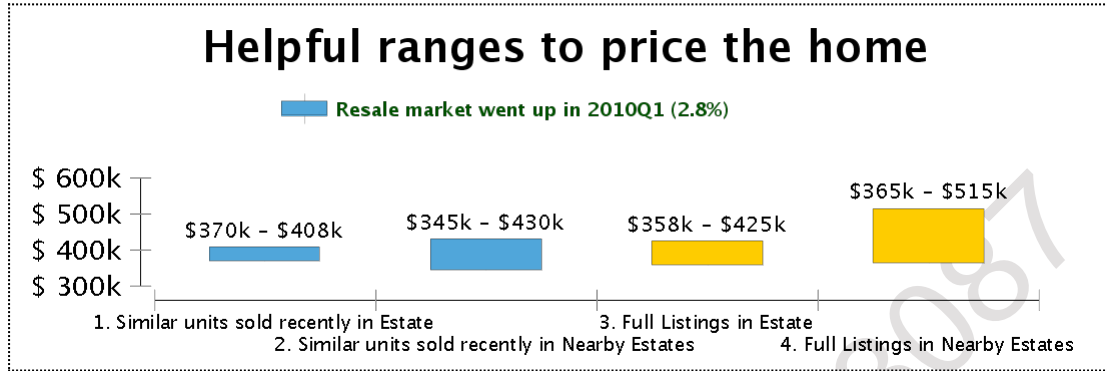




Property Summary Sheet

I. Level Pricing

HDB Address : 686A Woodlands Dr 73, Level 11 to 15, HDB 5 Rooms (113 sqm / 1216 sqft)
Last Sold for : \$ 408,000 (\$ 335 psf) on Feb 10



Median Price* based on recent transactions : **\$ 380,608** (\$ 313 psf, 1216sqft)

*Based on a median PSF of **\$313 psf** for similar transactions sold in Woodlands Drive 73 within the last 12 months.

Median Price* based on transacted and COV : **\$ 401,608** (\$ 21,000 COV + \$ 380,608)

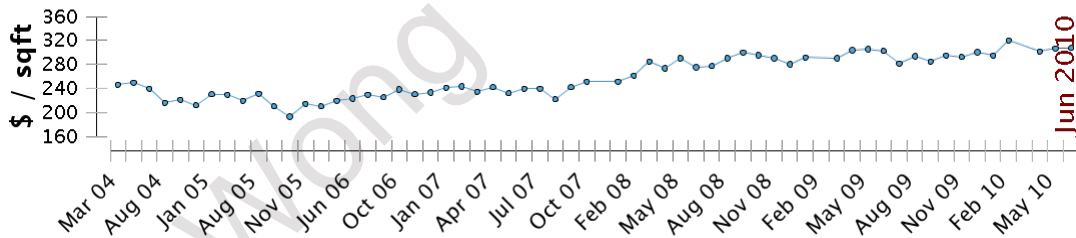
*Based on a median transacted price of **\$380,608** and median Cash-Over-Valuation of **\$21,000** for HDB 5 Rooms in Woodlands in 2010Q1

Median Price^ based on current listings : **\$ 402,496** (\$ 331 psf, 1216sqft)

^Based on median asking **\$331 psf** for currently active listings in Woodlands Drive 73 that are in the market for less than 2 months.

II. Estate Transactions

Monthly Avg PSF of Woodlands Drive 73



Street	Blk	Level	Flat Model	Size	Price	PSF	Lease	Resale
Woodlands Dr 73	686A	1 to 5	Premium Apartment	1,238sqft (115sqm)	\$414k	\$334	2003	Jun 10
Woodlands Dr 73	684A	6 to 10	Premium Apartment	1,313sqft (122sqm)	\$377k	\$287	2000	Jun 10
Woodlands Dr 73	682C	1 to 5	Premium Apartment	1,292sqft (120sqm)	\$390k	\$302	2000	Jun 10

III. Compare Nearby Estates

Estate	Avg PSF	Median Price	Median Asking Rent
Woodlands Drive 73	\$308 (Jun 10)	\$390,200 (Jun 10)	\$2,500
Woodlands Drive 62	\$312 (Jun 10)	\$420,000 (Jun 10)	-
Woodlands Drive 75	\$321 (Jun 10)	\$393,500 (Jun 10)	\$2,200
Woodlands Drive 72	\$289 (Jun 10)	\$380,000 (Jun 10)	-
Woodlands Drive 71	\$312 (May 10)	\$369,500 (May 10)	\$2,200
Woodlands Circle	\$284 (Jun 10)	\$357,000 (Jun 10)	\$2,000



Getting the Most Out of the Home Report

This home report provides data on [686A Woodlands Dr 73, Level 11 to 15](#) (HDB 5 Rooms). Transaction data is last updated on **29 Jun 10** from official sources. Listing data is updated as of the moment this report is prepared. For information on the data, please see the footnotes contained within this report.

The intent of this report is to provide you with important information that will help you

- A. Price Woodlands Drive 73 for buy, sell or rent
- B. Compare it with other similar estates.

Please keep in mind that it is impossible to derive the undisputed value of a home solely from market data. Ultimately, each real estate transaction is unique, with the buyer and seller making the market by agreeing on a price that is mutually acceptable. Therefore, we believe home pricing is a combination of quantitative analysis and qualitative judgment. The Home Report helps you analyze the numbers, but that is only part of the pricing process. You must also use your judgment, along with that of trusted advisors, to arrive at a pricing solution that takes into consideration the market numbers and the unique characteristics of the property.

The Home Report is organized into the following sections:

- (1) Basic Information
- (2) Pricing to buy or sell
- (3) Renting

In analyzing the numbers found in the Home Report, we recommend that you follow these steps:

1. Understand the big picture. What direction are residential prices moving?
2. Identify HDB 5 Rooms estates that are similar, or comparable, to Woodlands Drive 73. Then, compare recent sale prices.
3. Identify the prices that similar, or comparable, units within Woodlands Drive 73 sold for, in the recent past.
4. Determine a **Possible Price** for your unit. Then compare that price with other pricing data points identified in the Home Report. Keep in mind market direction.
5. For renters, understand steps (1) – (4) from the rental perspective.

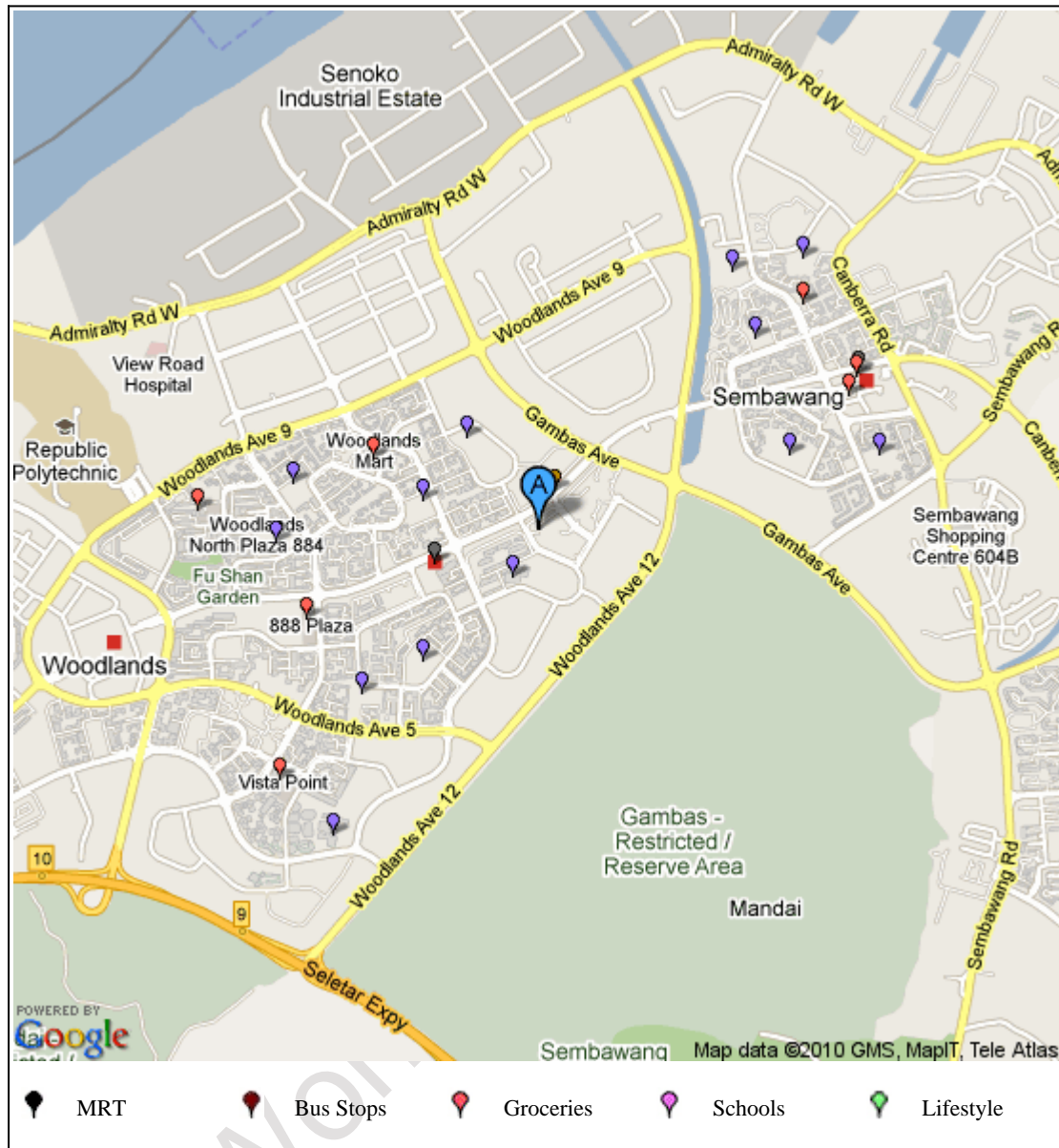


Basic Information

Category : HDB 5 Rooms
Location : North Region
Built : 2002
City Distance : 16.01 km
Unit Address : 686A Woodlands Dr 73, Level 11 to 15 S(731686)
Unit Size : 113 sqm (1,216 sqft)



The maps below shows the cadastral map and important amenities within 2 km of the property.





Category	Important Amenities within 2 km	Distance to property
Trains (MRT / LRT)	Admiralty (NS10)	0.56 km
	Sembawang (NS11)	1.77 km
Bus Stops	Woodvale Condo (Bus: 962, 965, 969, NR2)	0.20 km
Groceries & Supermarts	Shop N Save(Woodlands Mart)	0.91 km
	NTUC Fairprice(Woodlands 888)	1.26 km
	NTUC Fairprice(Sun Plaza)	1.68 km
	Shop N Save(Woodlands North Plaza)	1.72 km
	Shop N Save(Sembawang)	1.73 km
	NTUC Fairprice(Sembawang MRT- (H))	1.76 km



	Shop N Save(Vista Point)	1.81 km
<hr/>		
 Schools	Greenwood Primary School	0.27 km
	Admiralty Secondary School	0.58 km
	Admiralty Primary School	0.61 km
	Woodlands Ring Secondary School	0.88 km
	Woodlands Ring Primary School	1.21 km
	Evergreen Primary School	1.25 km
	Sembawang Secondary School	1.30 km
	Evergreen Secondary School	1.33 km
	Canberra Primary School	1.43 km
	Canberra Secondary School	1.61 km
	Sembawang Primary School	1.74 km
	Woodgrove Secondary School	1.85 km
	Endeavor Primary School	1.89 km
<hr/>		
 Lifestyle		

Sam Wong @ 9067 8087



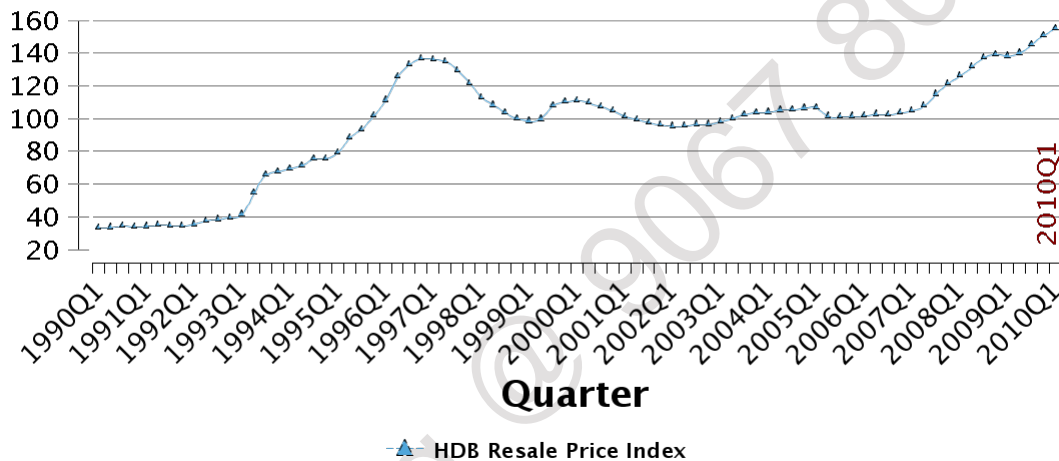
A. Pricing to Buy or Sell

Q 1. What are HDB prices doing in Singapore?

The graph below shows the overall HDB price movement between **1990Q1** (1 Jan 1990) and **2010Q1** (31 Mar 2010).

You can use the HDB price index to help you evaluate the movement of the market. Property price index is defined as the ratio of the current price per square foot compared to that in the 4th Quarter of 1998. It is used to monitor the movement of HDB flats in Singapore.

HDB Resale Price Index



The table below shows the **quarterly change** in price index over the last 3 year. In the most recent quarter of 2010Q1, property prices have changed by **2.8%** from the previous quarter.

Quarter	HDB Price Index	Quarter-on-Quarter % Change
2010Q1	155	2.8%
2009Q4	150.8	3.9%
2009Q3	145.2	3.6%
2009Q2	140.2	1.4%
2009Q1	138.3	-0.8%
2008Q4	139.4	1.4%
2008Q3	137.5	4.3%
2008Q2	131.9	4.5%
2008Q1	126.2	3.7%
2007Q4	121.7	5.7%
2007Q3	115.1	6.6%
2007Q2	108	3.0%

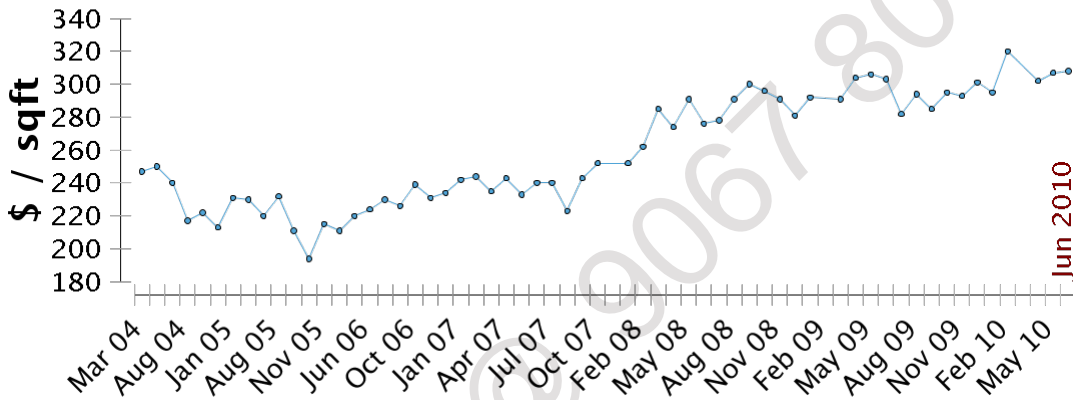


2. What are HDB 5 Rooms prices doing in Woodlands Drive 73?

Latest Avg PSF: \$308 psf (Jun 10)

This graph shows the latest recorded monthly average PSF (Price per Square Foot) in the estate. It was calculated by taking the average PSF of resale units sold within each month. The table below lists the monthly average PSF and monthly median price data for the last 15 months shown in the chart.

Monthly Avg PSF of Woodlands Drive 73



Month	Median Price	Average PSF	Number of Sales
Jun 10	\$390,200	\$308	3
May 10	\$397,500	\$307	4
Apr 10	\$375,300	\$302	3
Mar 10	-	-	0.0
Feb 10	\$390,000	\$320	5
Jan 10	\$382,000	\$295	3
Dec 09	\$378,000	\$301	4
Nov 09	\$377,000	\$293	3
Oct 09	\$366,500	\$295	6
Sep 09	\$360,000	\$285	5
Aug 09	\$370,000	\$294	2
Jul 09	\$353,000	\$282	3
Jun 09	\$370,000	\$303	3
May 09	\$372,500	\$306	2
Apr 09	\$373,000	\$304	1

HDB 5 Rooms in Woodlands Drive 73 went **up by 2.7%** in Jun 10. It is calculated by comparing the average PSF for the latest month (Jun 10) against the average PSF in the last 15 months. The 15-month period is illustrated in the table above.



In the next table, we list the 30 latest unit transaction details from Woodlands Drive 73. Rows highlighted in yellow refer to the highest and lowest prices in the table.

Street	Blk	Level	Flat Model	Size	Price	PSF	Lease	Resale
Woodlands Dr 73	686A	1 to 5	Premium Apartment	1,238sqft (115sqm)	\$414k	\$334	2003	Jun 10
Woodlands Dr 73	684A	6 to 10	Premium Apartment	1,313sqft (122sqm)	\$377k	\$287	2000	Jun 10
Woodlands Dr 73	682C	1 to 5	Premium Apartment	1,292sqft (120sqm)	\$390k	\$302	2000	Jun 10
Woodlands Dr 73	684B	1 to 5	Premium Apartment	1,302sqft (121sqm)	\$402k	\$309	2000	May 10
Woodlands Dr 73	686C	6 to 10	Premium Apartment	1,227sqft (114sqm)	\$420k	\$342	2003	May 10
Woodlands Dr 73	685B	6 to 10	Premium Apartment	1,227sqft (114sqm)	\$318k	\$259	2002	May 10
Woodlands Dr 73	685C	1 to 5	Premium Apartment	1,238sqft (115sqm)	\$393k	\$317	2002	May 10
Woodlands Dr 73	686B	1 to 5	Premium Apartment	1,238sqft (115sqm)	\$398k	\$322	2003	Apr 10
Woodlands Dr 73	685B	6 to 10	Premium Apartment	1,238sqft (115sqm)	\$375k	\$303	2002	Apr 10
Woodlands Dr 73	684B	6 to 10	Premium Apartment	1,302sqft (121sqm)	\$365k	\$280	2000	Apr 10
Woodlands Dr 73	685B	6 to 10	Premium Apartment	1,227sqft (114sqm)	\$385k	\$314	2002	Feb 10
Woodlands Dr 73	686A	11 to 15	Premium Apartment	1,216sqft (113sqm)	\$408k	\$335	2003	Feb 10
Woodlands Dr 73	686A	6 to 10	Premium Apartment	1,227sqft (114sqm)	\$390k	\$318	2003	Feb 10
Woodlands Dr 73	686B	6 to 10	Premium Apartment	1,227sqft (114sqm)	\$406k	\$331	2003	Feb 10
Woodlands Dr 73	684D	11 to 15	Premium Apartment	1,292sqft (120sqm)	\$388k	\$300	2000	Feb 10
Woodlands Dr 73	684A	1 to 5	Premium Apartment	1,313sqft (122sqm)	\$368k	\$280	2000	Jan 10
Woodlands Dr 73	685B	11 to 15	Premium Apartment	1,238sqft (115sqm)	\$394k	\$318	2002	Jan 10
Woodlands Dr 73	682C	1 to 5	Premium Apartment	1,335sqft (124sqm)	\$382k	\$286	2000	Jan 10
Woodlands Dr 73	682C	1 to 5	Premium Apartment	1,292sqft (120sqm)	\$360k	\$279	2000	Dec 09
Woodlands Dr 73	684D	1 to 5	Premium Apartment	1,292sqft (120sqm)	\$374k	\$290	2000	Dec 09
Woodlands Dr 73	685C	11 to 15	Premium Apartment	1,216sqft (113sqm)	\$394k	\$324	2002	Dec 09
Woodlands Dr 73	686B	6 to 10	Premium Apartment	1,227sqft (114sqm)	\$382k	\$311	2003	Dec 09
Woodlands Dr 73	684B	1 to 5	Premium Apartment	1,302sqft (121sqm)	\$362k	\$278	2000	Nov 09
Woodlands Dr 73	684D	1 to 5	Premium Apartment	1,281sqft (119sqm)	\$377k	\$294	2000	Nov 09
Woodlands Dr 73	686C	1 to 5	Premium Apartment	1,238sqft (115sqm)	\$380k	\$307	2003	Nov 09
Woodlands Dr 73	684A	1 to 5	Premium Apartment	1,313sqft (122sqm)	\$362k	\$276	2000	Oct 09
Woodlands Dr 73	686A	1 to 5	Premium Apartment	1,227sqft (114sqm)	\$361k	\$294	2003	Oct 09
Woodlands Dr 73	686C	6 to 10	Premium Apartment	1,238sqft (115sqm)	\$378k	\$305	2003	Oct 09
Woodlands Dr 73	686C	1 to 5	Premium Apartment	1,238sqft (115sqm)	\$371k	\$300	2003	Oct 09
Woodlands Dr 73	682C	11 to 15	Premium Apartment	1,292sqft (120sqm)	\$398k	\$308	2000	Oct 09

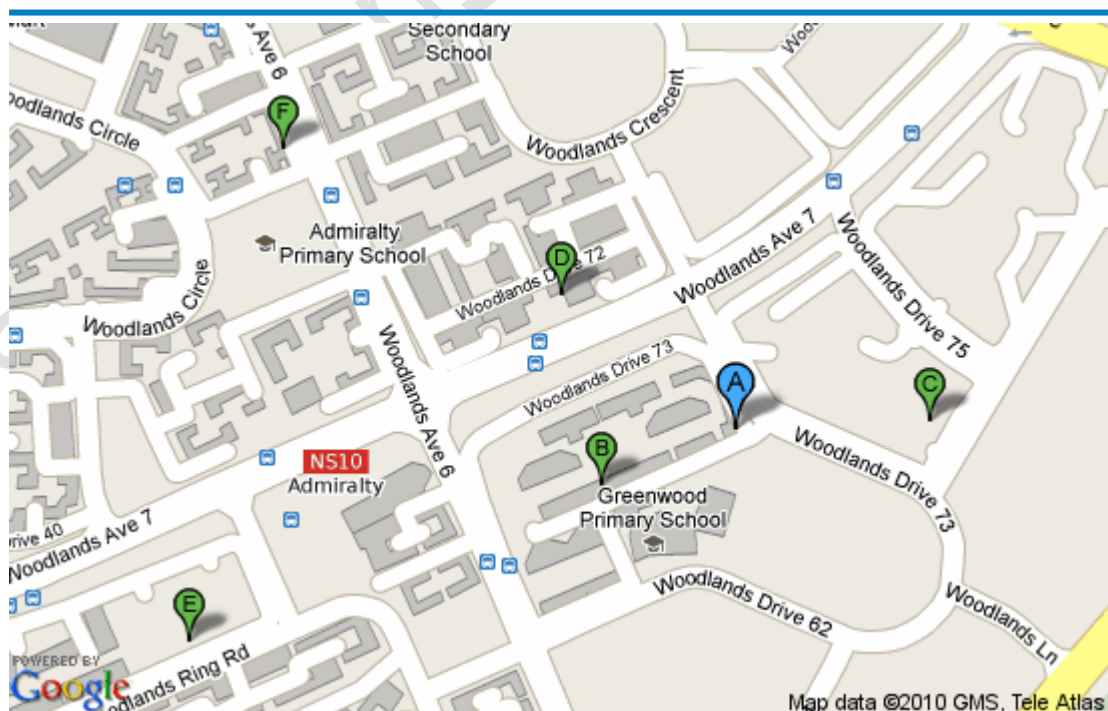
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Q 3. Which HDB estates are similar to Woodlands Drive 73?

Comparable estates are HDB 5 Roomss that are similar in location, housing type, and age. In establishing a price for a unit in Woodlands Drive 73, it is useful to compare Woodlands Drive 73 estate with other HDB 5 Rooms estates. By looking at the prices of properties sold in comparable estates, it is possible to establish a price range for your unit in Woodlands Drive 73. Note that this comparison only takes into account historical sale numbers for the entire estate. So it is only one data point to consider. Later we will drill down to comparables at the unit level. Here is a description of the estates that are most comparable to Woodlands Drive 73. In the next question, we will compare the prices between the estates.

	Estate	Lease	City Distance
A	Woodlands Drive 73	2002	16.01 km
B	Woodlands Drive 62 (0.17 km away)	2000	15.99 km
C	Woodlands Drive 75 (0.23 km away)	2004	15.95 km
D	Woodlands Drive 72 (0.26 km away)	1998	16.22 km
E	Woodlands Drive 71 (0.7 km away)	2000	15.96 km
F	Woodlands Circle (0.64 km away)	1998	16.49 km



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Q 4. How are the prices in Woodlands Drive 73 compared to other HDB 5 Rooms estates?

Using the comparables from the previous chart, below we show the latest prices in each estate. It is calculated by taking into account prices of all units that are transacted in the latest month where transactions are available in the estate.

The median price for Woodlands Drive 73 was **\$390,200** for size 115 sqm (1238.0 sqft) in Jun 10.

As way of comparison, the range of median prices for the other estates was **\$357,000-\$420,000**.

Estate	Latest Median Price	Latest Average PSF
Woodlands Drive 73	\$390,200 [115sqm] (Jun 10)	\$308 (Jun 10)
Woodlands Drive 62	\$420,000 [120sqm] (Jun 10)	\$312 (Jun 10)
Woodlands Drive 75	\$393,500 [110sqm] (Jun 10)	\$321 (Jun 10)
Woodlands Drive 72	\$380,000 [121sqm] (Jun 10)	\$289 (Jun 10)
Woodlands Drive 71	\$369,500 [110sqm] (May 10)	\$312 (May 10)
Woodlands Circle	\$357,000 [122sqm] (Jun 10)	\$284 (Jun 10)

The table below lists the Block Nos and Unit Sizes for HDB 5 Rooms in Woodlands Drive 73 and other nearby estates.

Estate	HDB Blocks	Unit Sizes
Woodlands Drive 73	682C, 682D, 684A, 684B, 684D, 685B, 685C, 686A, 686B, 686C	113sqm to 125 sqm (1216 sqft to 1345 sqft)
Woodlands Drive 62	681A, 681B, 681C, 681D, 682A, 682B, 683A, 683B, 683C, 683D, 684C	119sqm to 125 sqm (1281 sqft to 1345 sqft)
Woodlands Drive 75	687A, 687B, 687C, 688A, 688B, 688C, 688D, 688E, 688F, 689A, 689B, 689C, 689D, 689E, 689F, 690A, 690B, 690C, 690D, 690E, 690F	110sqm to 115 sqm (1184 sqft to 1238 sqft)
Woodlands Drive 72	794, 795, 796	121sqm to 123 sqm (1302 sqft to 1324 sqft)
Woodlands Drive 71	671, 672, 673	110sqm to 111 sqm (1184 sqft to 1195 sqft)
Woodlands Circle	721, 726, 727, 731, 732, 733, 734, 735, 736, 738, 740, 741, 742, 744, 745, 746, 747, 748, 749, 751, 752, 753, 754, 764, 764A, 766, 767	110sqm to 123 sqm (1184 sqft to 1324 sqft)



Q 5. What did comparable units in Woodlands Drive 73 recently sell for?

Comparable units are other HDB flats that are similar in size (up to $\pm 20\%$) and floor level (up to ± 5.0 floors) and age (up to ± 5 years difference) to **686A Woodlands Dr 73, Level 11 to 15**. In establishing a price for this unit, it is useful to observe the range of prices for which other comparable units were sold.

The table below shows up to 10 closest comparable units that have recent transactions within the last 12 months. The most recent transactions are shown at the top of the table.

Address	Built	Area	Price	PSF	Resale Date
686A Woodlands Dr 73, Level 11 to 15	2003	113 sqm (1,216 sqft)	\$408k	\$336	Feb 2010
684D Woodlands Dr 73, Level 11 to 15	2000	120 sqm (1,292 sqft)	\$388k	\$300	Feb 2010
685B Woodlands Dr 73, Level 11 to 15	2002	115 sqm (1,238 sqft)	\$394k	\$318	Jan 2010
685C Woodlands Dr 73, Level 11 to 15	2002	113 sqm (1,216 sqft)	\$394k	\$324	Dec 2009
682C Woodlands Dr 73, Level 11 to 15	2000	120 sqm (1,292 sqft)	\$398k	\$308	Oct 2009
686C Woodlands Dr 73, Level 11 to 15	2003	113 sqm (1,216 sqft)	\$370k	\$304	Aug 2009

The range of prices for which comparable units sold was **\$370k-\$408k**.

The PSF range of comparable units sold was **\$300-\$336**.

The median PSF for comparable units sold was **\$313 psf**. Based on this amount, the median price based on recent transactions for 686A Woodlands Dr 73, Level 11 to 15 is **\$ 380,608** (\$ 313 psf, 1216sqft)

What is the monthly mortgage instalment for the Median Transacted Price?

Based on a Median Transacted Price of \$380,608, the monthly mortgage is **\$1,125** for a 30-year loan at 2.0% interest and 20% downpayment.



Q 6. What did comparable units in other estates recently sell for?

Another point of interest is the range of prices for which comparable units (up to $\pm 20\%$ size, ± 5.0 floors and ± 5 years difference) in similar estates were sold.

The table below shows up to 10 closest comparable units that were sold within the last 12 months. The most recent transactions are shown at the top of the table.

Address	Built	Area	Price	PSF	Resale Date
681C Woodlands Dr 62, Level 11 to 15	2000	120 sqm (1,292 sqft)	\$406k	\$314	May 2010
681B Woodlands Dr 62, Level 11 to 15	2000	120 sqm (1,292 sqft)	\$430k	\$333	Apr 2010
732 Woodlands Circle, Level 11 to 15	1997	122 sqm (1,313 sqft)	\$398k	\$303	Mar 2010
734 Woodlands Circle, Level 11 to 15	1998	121 sqm (1,302 sqft)	\$366k	\$281	Feb 2010
682B Woodlands Dr 62, Level 11 to 15	2000	120 sqm (1,292 sqft)	\$400k	\$310	Jan 2010
681C Woodlands Dr 62, Level 11 to 15	2000	121 sqm (1,302 sqft)	\$397k	\$305	Jan 2010
751 Woodlands Circle, Level 11 to 15	1998	122 sqm (1,313 sqft)	\$352k	\$268	Dec 2009
741 Woodlands Circle, Level 11 to 15	1997	122 sqm (1,313 sqft)	\$345k	\$263	Nov 2009
794 Woodlands Dr 72, Level 11 to 15	1998	121 sqm (1,302 sqft)	\$362k	\$278	Nov 2009
794 Woodlands Dr 72, Level 11 to 15	1998	122 sqm (1,313 sqft)	\$352k	\$268	Sep 2009

The range of prices for which comparable units in similar estates sold was **\$345k-\$430k**.

The PSF range of comparable units in other similar estates was **\$263-\$333**.

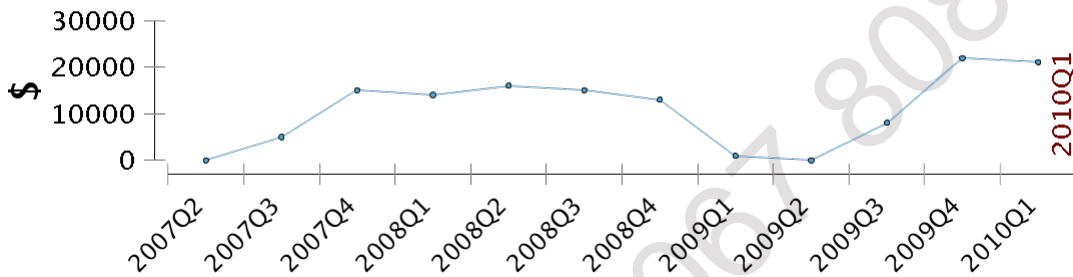


7. How much is the Cash-Over-Valuation (COV) in Woodlands?

Latest Median COV in Woodlands: \$21,000 (2010Q1)

Cash-Over-Valuation (COV) is the difference between the resale price and the valuation of the flat. 686A Woodlands Dr 73, Level 11 to 15 is a HDB 5 Rooms unit in **Woodlands Town**. This graph shows the official median COV every quarter in Woodlands for the last 3 years. (Source: HDB)

Median COV of HDB 5 Rooms in Woodlands



The table below lists the official median COV for the last 10 quarters including those shown in the graph above.

Quarter	Median COV			
	All Property Types in Singapore	HDB 5 Rooms in Singapore	All Property Types in Woodlands	HDB 5 Rooms in Woodlands
2010Q1	\$25,000	\$28,000	\$20,000	\$21,000
2009Q4	\$24,000	\$25,000	\$22,000	\$21,900
2009Q3	\$12,000	\$10,000	\$10,000	\$8,100
2009Q2	\$3,000	\$0	\$3,000	\$0
2009Q1	\$4,000	\$0	\$3,800	\$1,000
2008Q4	\$15,000	\$11,000	\$15,000	\$13,000
2008Q3	\$19,000	\$17,000	\$18,000	\$15,000
2008Q2	\$20,000	\$20,000	\$15,400	\$16,000
2008Q1	\$21,000	\$25,000	\$15,000	\$14,000
2007Q4	\$22,000	\$26,000	\$15,000	\$15,000

The median price based on transacted and COV is **\$401,608**. (This is based on a median COV of \$21,000 for HDB 5 Rooms in Woodlands in 2010Q1, and a Median Transacted Price of \$380,608 based on recent similar transactions)



Q 8. What are sellers asking for in Woodlands Drive 73?

As of Jun 30, 2010, there are 11 active listings for sale in Woodlands Drive 73 that are complete with pricing and size information.

Total Listings in Woodlands Drive 73	: 11
Asking Price Range	: \$358,000 - \$425,000
PSF Range	: \$289 - \$346

Days on Market (DOM)

Days on market describe the age of a property listing from its first posting. The table below shows a summary of asking Price (first table) and asking PSF (second table) for all active listings in Woodlands Drive 73 per the DOM interval. (refer to Annex for listing details)

Days on Market	Min. Price	Median Price	Max. Price	No. of listings
0-30 (1 mth)	\$358,000	\$410,000	\$425,000	11
31-60 (2 mths)	-	-	-	0
61-90 (3 mths)	-	-	-	0
91-120 (4 mths)	-	-	-	0
121-150 (5 mths)	-	-	-	0
>151 (>6 mths)	-	-	-	0
Total Listings				: 11

Days on Market	Min. PSF	Median PSF	Max. PSF	No. of listings
0-30 (1 mth)	\$289	\$331	\$346	11
31-60 (2 mths)	-	-	-	0
61-90 (3 mths)	-	-	-	0
91-120 (4 mths)	-	-	-	0
121-150 (5 mths)	-	-	-	0
>151 (>6 mths)	-	-	-	0
Total Listings				: 11

For listings with days on market less than 2 months, the median asking PSF is **\$331 psf**. Based on this amount, the median price based on listings for 686A Woodlands Dr 73, Level 11 to 15 is **\$ 402,496** (\$ 331 psf, 1216sqft)

Refer to Annex for details on all active listings.

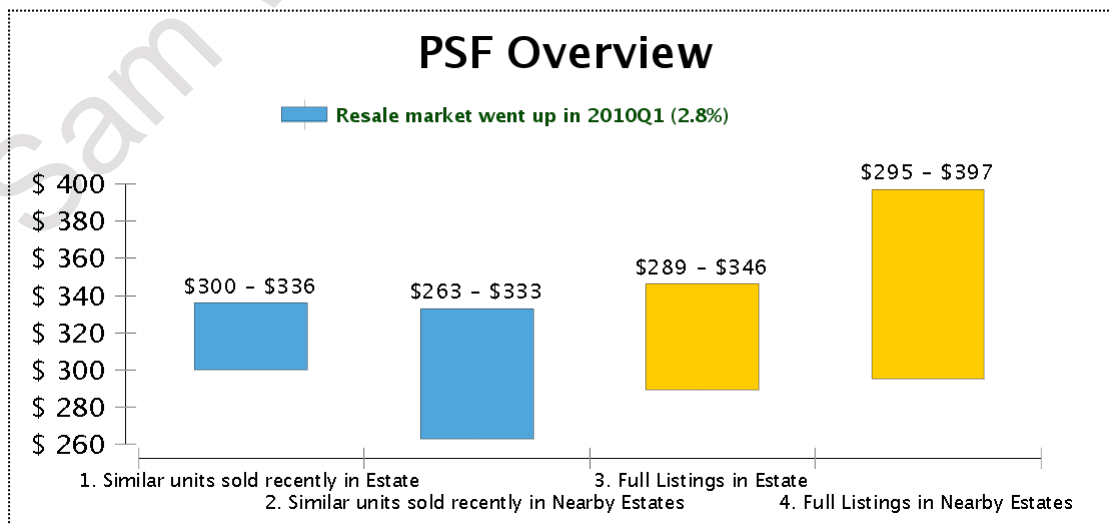
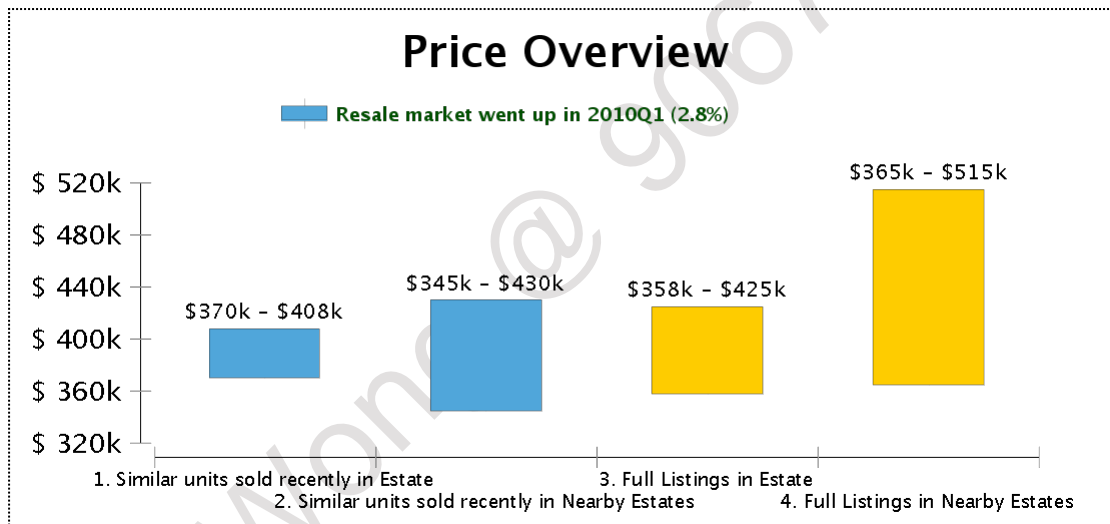


Q 9. (SUMMARY) (SUMMARY) How do the price ranges discussed earlier for 686A Woodlands Dr 73, Level 11 to 15 compare with each other?

In the previous questions, we observed the price range of units that are comparable in size and floor levels to our unit.

Each chart, below, combines all the data points into one visual. **Ranges 1 & 2** are the HIGH/LOW transactions of **similar units within the last 12 months** in Woodlands Drive 73 and other similar estates respectively. **Ranges 3 & 4** are the HIGH/LOW listing prices for Woodlands Drive 73 and other similar estates **within the last 1 month**. (Note: Listing prices cover ALL units regardless of size or floor levels in the estate. Refer to Annex for individual listing details.)

Use these charts as a reference to arrive at a pricing solution in which you can take comfort.



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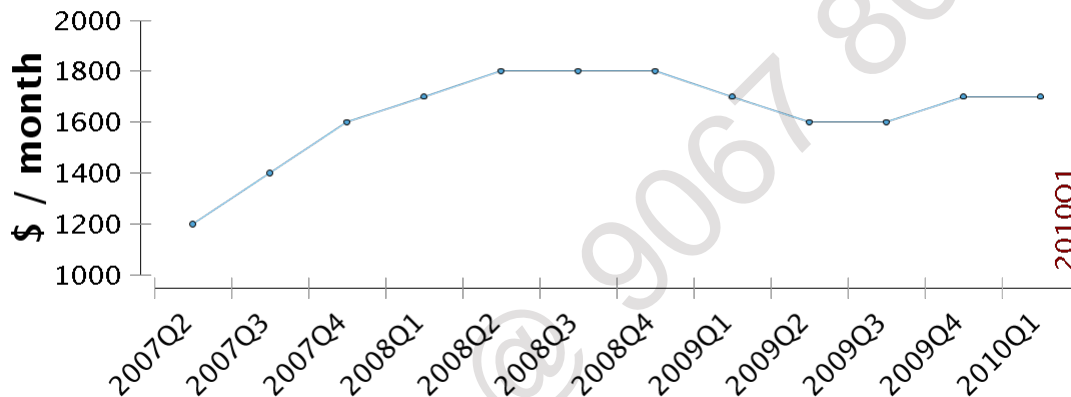
B. Renting

Q 1. What are HDB 5 Rooms rentals doing in WOODLANDS?

Latest Median Rent: \$1,700 (2010Q1)

686A Woodlands Dr 73, Level 11 to 15 is a HDB 5 Rooms unit in **WOODLANDS Town**. This graph shows the official median rent transacted every quarter in WOODLANDS for the last 3 years. (Source: HDB)

Median Monthly Rentals in WOODLANDS



The table below lists the official median rent transacted for the last 3 years shown in the graph.

Location	Quarter	Median Rent
WOODLANDS (HDB 5 Rooms)	2010Q1	\$1,700/month
WOODLANDS (HDB 5 Rooms)	2009Q4	\$1,700/month
WOODLANDS (HDB 5 Rooms)	2009Q3	\$1,600/month
WOODLANDS (HDB 5 Rooms)	2009Q2	\$1,600/month
WOODLANDS (HDB 5 Rooms)	2009Q1	\$1,700/month
WOODLANDS (HDB 5 Rooms)	2008Q4	\$1,800/month
WOODLANDS (HDB 5 Rooms)	2008Q3	\$1,800/month
WOODLANDS (HDB 5 Rooms)	2008Q2	\$1,800/month
WOODLANDS (HDB 5 Rooms)	2008Q1	\$1,700/month
WOODLANDS (HDB 5 Rooms)	2007Q4	\$1,600/month
WOODLANDS (HDB 5 Rooms)	2007Q3	\$1,400/month
WOODLANDS (HDB 5 Rooms)	2007Q2	\$1,200/month



Q 2. What are landlords asking for in Woodlands Drive 73 and nearby estates?

As of Jun 30, 2010, there are 29 active listings found in Woodlands Drive 73 and other nearby estates that are for subletting of the entire unit. The table shows the minimum, median and maximum asking rents in these listings.

Refer to Annex for details of the listings, as well as other sublet listings for partial unit.

	Min. Rent	Median Rent	Max. Rent	No. of Listings
Woodlands Drive 73	\$2,500	\$2,500	\$2,500	1
Woodlands Drive 62	-	-	-	0
Woodlands Drive 75	\$1,600	\$2,200	\$2,500	18
Woodlands Drive 72	-	-	-	0
Woodlands Drive 71	\$2,000	\$2,200	\$2,400	2
Woodlands Circle	\$1,900	\$2,000	\$2,200	8
			Total Listings:	29



Annex

All listings are active as at Jun 30, 2010. They are last posted within 1 month from various sources. Highlighted in yellow are the highest and lowest asking prices.

Sale Listings in Woodlands Drive 73 and other comparable estates

Sale Address	Asking	PSF	Built sqft	Bed-rooms	Posted	Days on Market
Woodlands Drive 73, 686A	\$358k	\$289	1,238	3	Jun 29, 2010	1
Woodlands Drive 73, 686C	\$422k	\$344	1,227	3	Jun 29, 2010	3
Woodlands Drive 73, 685C	\$425k	\$346	1,227	3	Jun 29, 2010	1
Woodlands Drive 73, 686C	\$425k	\$346	1,227	3	Jun 28, 2010	2
Woodlands Drive 73, 686A	\$368k	\$300	1,227	3	Jun 25, 2010	5
Woodlands Drive 73, 685C	\$405k	\$330	1,227	3	Jun 25, 2010	8
Multi Storey Car Park, 686	\$368k	\$300	1,227	3	Jun 22, 2010	8
Multi Storey Car Park, 686	\$420k	\$339	1,238	3	Jun 18, 2010	12
WOODLANDS DRIVE 73, 686A	\$410k	\$331	1,238	-	Jun 17, 2010	13
Woodlands Drive 73, 685C	\$420k	\$331	1,270	3	Jun 14, 2010	16
Woodlands Drive 73, 684A	\$380k	\$321	1,184	3	Jun 4, 2010	26
Woodlands Drive 75, 689B	\$380k	\$321	1,184	3	Jun 29, 2010	1
Woodlands Drive 71, 671	\$470k	\$397	1,184	3	Jun 29, 2010	1
Woodlands Circle, 766	\$400k	\$335	1,195	3	Jun 28, 2010	2
Woodlands Circle, 765	\$415k	\$344	1,205	3	Jun 28, 2010	2
Woodlands Circle, 765	\$420k	\$348	1,205	3	Jun 28, 2010	2
Woodlands Drive 75, 688C	\$420k	\$355	1,184	3	Jun 28, 2010	58
Woodlands Drive 75, 690B	\$425k	\$359	1,184	3	Jun 28, 2010	2
Woodlands Drive 75, 690C	\$450k	\$380	1,184	3	Jun 28, 2010	21
Woodlands Drive 75, 688E	\$515k	-	-	3	Jun 28, 2010	2
Multi Storey Car Park, 688	\$390k	\$326	1,195	3	Jun 26, 2010	10
Woodlands Circle, 764A	\$415k	\$347	1,195	3	Jun 25, 2010	5
Woodlands Circle, 764A	\$420k	\$348	1,205	3	Jun 25, 2010	18
Woodlands Circle, 764A	\$420k	\$348	1,205	3	Jun 25, 2010	18
Woodlands Drive 75, 687A	\$365k	\$295	1,238	3	Jun 23, 2010	7
Woodlands Drive 75, 690D	\$435k	\$358	1,216	3	Jun 23, 2010	7
Multi Storey Car Park, 690	\$450k	\$380	1,184	3	Jun 23, 2010	7
Woodlands Drive 75, 688B	CALL	-	1,184	3	Jun 23, 2010	7
Woodlands Circle, 764A	\$415k	\$344	1,205	3	Jun 22, 2010	20
Woodlands Circle, 764A	\$420k	\$348	1,205	3	Jun 22, 2010	8
Woodlands Circle, 764A	\$420k	\$348	1,205	3	Jun 22, 2010	8
Woodlands Drive 71, 671	CALL	-	1,184	3	Jun 22, 2010	8
Woodlands Circle, 764	CALL	-	1,205	3	Jun 22, 2010	17



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WOODLANDS DRIVE 62, 681C	\$400k	\$338	1,184	3	Jun 20, 2010	10
Woodlands Drive 75, 690D	\$388k	\$328	1,184	3	Jun 19, 2010	11
Woodlands Circle, 767	\$400k	-	-	3	Jun 19, 2010	11
Woodlands Drive 75, 687C	\$437k	\$356	1,227	3	Jun 19, 2010	51
Woodlands Drive 71, 671	CALL	-	1,195	3	Jun 19, 2010	44
Woodlands Circle, 764A	\$415k	\$335	1,238	3	Jun 17, 2010	13
Woodlands Circle, 764	\$420k	\$348	1,205	3	Jun 17, 2010	13
Woodlands Drive 75, 690A	\$425k	\$359	1,184	3	Jun 17, 2010	13
Woodlands Drive 71, 672	CALL	-	1,184	3	Jun 17, 2010	33
Woodlands Circle, 764A	\$405k	\$342	1,184	3	Jun 16, 2010	14
Woodlands Circle, 766	\$405k	\$339	1,195	3	Jun 16, 2010	41
Woodlands Drive 75, 689C	\$445k	\$376	1,184	3	Jun 16, 2010	14
Woodlands Drive 75, 688B	\$455k	\$384	1,184	3	Jun 16, 2010	14
Woodlands Drive 75, 687B	\$395k	\$319	1,238	3	Jun 15, 2010	15
Woodlands Drive 75, 689C	\$410k	\$346	1,184	3	Jun 15, 2010	27
Woodlands Circle, 764A	\$420k	\$348	1,205	3	Jun 15, 2010	15
Woodlands Circle, 764A	\$420k	\$348	1,205	3	Jun 15, 2010	15
Woodlands Drive 75, 688E	\$422k	\$344	1,227	3	Jun 15, 2010	15
Woodlands Drive 75, 690C	\$430k	\$350	1,227	3	Jun 15, 2010	15
Woodlands Circle, 754	\$380k	\$321	1,184	3	Jun 14, 2010	16
Woodlands Circle, 764A	\$410k	\$343	1,195	3	Jun 13, 2010	17
Woodlands Circle, 764A	\$375k	\$311	1,205	3	Jun 11, 2010	19
Woodlands Circle, 764A	\$420k	\$348	1,205	3	Jun 11, 2010	19
Woodlands Drive 75, 687C	\$437k	\$356	1,227	3	Jun 9, 2010	21
Woodlands Circle, 764	\$430k	\$360	1,195	3	Jun 8, 2010	22
Woodlands Dr 75	\$430k	\$363	1,184	3	Jun 8, 2010	22
woodlands circle	\$430k	\$363	1,184	3	Jun 7, 2010	23
Multi Storey Car Park, 689	\$400k	\$338	1,184	3	Jun 6, 2010	215
Woodlands DR 75	\$415k	\$350	1,184	3	Jun 6, 2010	34
WOODLANDS DRIVE 75, 690C	\$390k	\$329	1,184	-	Jun 5, 2010	47
Woodlands Drive 62, 682B	\$408k	-	-	3	Jun 4, 2010	26
Woodlands Drive 75, 690D	\$410k	\$346	1,184	3	Jun 4, 2010	26
Woodlands Drive 75, 690F	\$389k	\$329	1,184	3	Jun 2, 2010	82
Woodlands Drive 75, 689D	\$448k	\$378	1,184	3	Jun 1, 2010	29
Woodlands Drive 75, 689D	\$420k	\$355	1,184	3	May 30, 2010	31

Rental Listings in Woodlands Drive 73 and other comparable estates

Rental Address	Asking	PSF	Built sqft	Bed-rooms	Posted
Multi Storey Car Park, 685	\$2,500	\$2.02	1,238	3	Jun 12, 2010
Woodlands Drive 75, 689B	\$550	\$1.02	538	3	Jun 28, 2010
Woodlands Drive 75, 688D	\$550	\$1.02	538	3	Jun 28, 2010
Multi Storey Car Park, 687	\$2,100	\$1.56	1,345	3	Jun 28, 2010
WOODLANDS DRIVE 75, 687C	\$2,100	-	-	4	Jun 28, 2010
Woodlands Drive 75, 687C	\$2,300	\$1.94	1,184	3	Jun 28, 2010

Prepared for Sam Wong on Jun 30, 2010

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Woodlands Drive 75, 687C	\$2,300	\$1.94	1,184	3	Jun 28, 2010
Woodlands, 673	\$2,400	\$2.25	1,066	3	Jun 27, 2010
Woodlands Circle, 753	\$2,000	\$1.54	1,302	2	Jun 26, 2010
Woodlands Drive 71, 670	\$2,000	\$1.69	1,184	3	Jun 24, 2010
Woodlands Drive 75, 687C	\$2,500	\$2.06	1,216	3	Jun 24, 2010
Woodlands Drive 75, 687C	\$500	\$4.22	118	3	Jun 23, 2010
Woodlands Circle, 727	\$700	\$4.65	151	1	Jun 22, 2010
Woodlands Circle, 766	\$1,900	\$1.50	1,270	3	Jun 19, 2010
Woodlands Circle, 742	\$2,100	\$1.60	1,313	3	Jun 17, 2010
Woodlands Drive 75, 689B	\$1,600	\$1.26	1,270	3	Jun 14, 2010
Woodlands Circle, 727	\$2,000	\$1.52	1,313	3	Jun 13, 2010
Woodlands Drive 75, 687A	\$2,200	\$1.78	1,238	3	Jun 13, 2010
Multi Storey Car Park, 687	CALL	-	-	3	Jun 13, 2010
Woodlands Drive 75, 689D	\$1,600	\$1.52	1,055	3	Jun 12, 2010
Woodlands Circle, 733	\$2,000	\$1.69	1,184	3	Jun 11, 2010
Multi Storey Car Park, 687	\$2,200	\$1.69	1,302	3	Jun 11, 2010
Woodlands Drive 75, 687A	\$2,300	\$1.58	1,453	3	Jun 11, 2010
Woodlands Drive 75, 687A	\$2,300	\$1.87	1,227	3	Jun 11, 2010
WOODLANDS DR 72	\$550	\$0.46	1,184	3	Jun 9, 2010
Woodlands Circle, 753	\$2,000	\$1.50	1,335	3	Jun 9, 2010
Woodlands Circle, 754A	\$2,200	\$1.86	1,184	3	Jun 9, 2010
Woodlands Circle, 753	\$2,000	\$1.52	1,313	3	Jun 8, 2010
WOODLANDS CIRCLE, 752	\$650	-	-	-	Jun 7, 2010
Woodlands Drive 75, 687A	\$2,200	\$1.81	1,216	3	Jun 7, 2010
WOODLANDS DRIVE 71, 671	\$450	\$2.46	183	2	Jun 5, 2010
Woodlands Drive 75, 689E	CALL	-	-	2	Jun 5, 2010
Woodlands Drive 75, 687A	\$2,200	\$1.79	1,227	3	Jun 4, 2010
Woodlands Drive 75, 687A	\$2,200	\$1.78	1,238	3	Jun 3, 2010
Woodlands Drive 75, 687A	\$2,500	\$2.09	1,195	3	Jun 3, 2010
Woodlands Drive 75, 689B	\$600	\$5.07	118	2	Jun 2, 2010
Woodlands Drive 75, 687A	\$2,200	\$1.81	1,216	3	Jun 2, 2010
WOODLANDS DRIVE 75, 687A	\$2,200	\$1.79	1,227	3	Jun 1, 2010
Woodlands Drive 75, 687A	\$2,300	\$2.89	796	3	May 31, 2010

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