

Property Summary Sheet

X-Value™

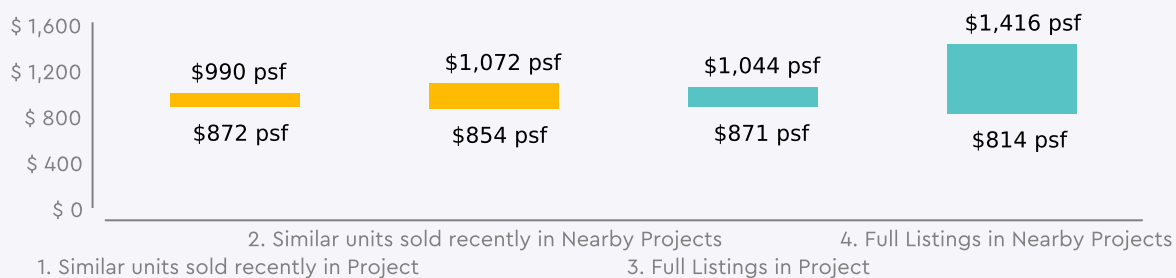
\$938,000 (\$ 890 psf, 1054sqft)

X-Value™ is SRX's estimated market value of the home. It is calculated using a computer-generated (CMA) methodology with the most recent, relevant transactions. Use X-Value as a starting point to determine the home's price.

Unit Pricing

Latest Sold Unit : **25 Canberra Drive #02-51 (1054sqft)**
 Unit Transacted : \$ 975,000 (\$ 925 psf) on Jun 28, 2021 SRX

Helpful PSF ranges to price the home

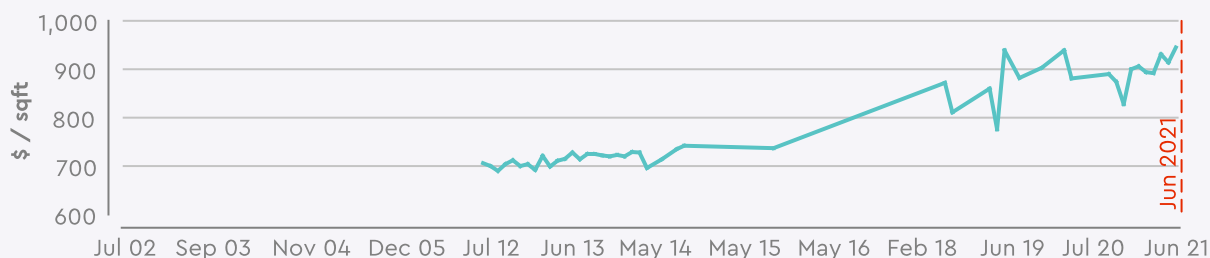


* : Adjusted psf's for X-value calculation

Project Transactions

Latest Avg PSF: \$945 psf (Jun 21)

Historical PSF of 1 Canberra



Recent Transacted Address	Size	Price	PSF	Contract	Built	Tenure	Type
25 Canberra Drive #02-51 <small>SRX</small>	1,054	\$975k	\$925	Jun 28, 2021	2015	99 Years from 30/01/2012	Resale
9 CANBERRA DRIVE #12-20	936	\$907k	\$968	Jun 25, 2021	2015	99 yrs from 30/01/2012	Resale

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Recent Transacted Address	Size	Price	PSF	Contract	Built	Tenure	Type
3 Canberra Drive #06-05 <small>SRX</small>	1,065	\$1,055k	\$990	Jun 23, 2021	2015	99 Years from 30/01/2012	Resale

Compare Nearby Projects

Project	Latest Average PSF	Rental	Capital gain	Rental Yield
1 Canberra	\$945 (Jun 21)	\$2.46 psf	3.1%/yr	3.22%
Skypark Residences	\$989 (Jan 21)	-	2.9%/yr	-
Eight Courtyards	\$1,037 (Jun 21)	\$2.46 psf	2.9%/yr	2.96%
The Nautical	\$1,058 (Jun 21)	\$2.73 psf	1.9%/yr	3.30%
Canberra Residences	\$929 (Jul 21)	\$2.46 psf	1.7%/yr	3.33%
The Brownstone	\$1,069 (May 21)	\$2.46 psf	5.1%/yr	3.06%

Getting the Most Out of the Home Report

This home report provides data on 1 Canberra (Condominium). Transaction data was last updated on **19 Jul 21** 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 1 Canberra for buy, sell or rent **B.** Compare it with other similar Projects.

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 (4) Investing

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 Condominium projects that are similar, or comparable, to 1 Canberra. Then, compare recent sale prices.
3. Identify the prices that similar, or comparable, units within 1 Canberra 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.
6. For investors, understand the results (1) - (5) plus the capital gains and rental yields found in comparable properties.

Project Information

1 CANBERRA

S(768078)

1,054 sqft*

Category	: Condominium (Executive Condo)
Location	: District 27 (North Region)
TOP*	: 2015
Purchase Tenure	: 99 Yrs From 30/01/2012
City Distance	: 15.01 km
Developer	: Mcc Land (Singapore) Pte Ltd
Plot Ratio	: 2.5
Total Units	: 665
Unit Sizes	: 3 bedrooms (936 to 1,572 sqft) 4 bedrooms (1,249 to 1,830 sqft) Penthouse (2,121 to 2,713 sqft)
Facilities	: Bbq Pits Children Playground Clubhouse IndoorOutdoor Gyms Swimming Pools Tennis Court

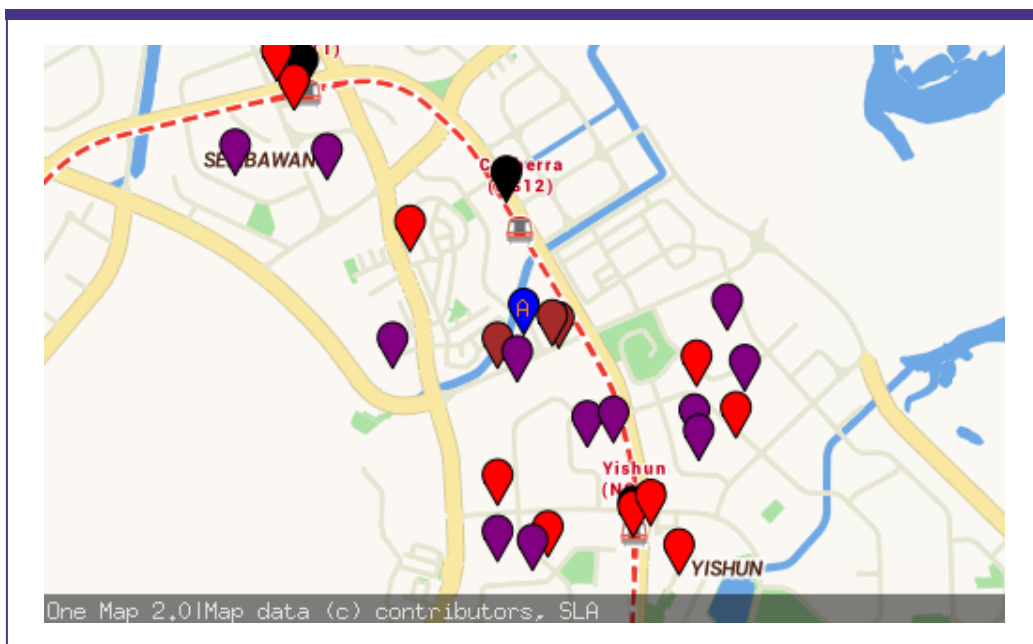
*Based on the size indicated in the latest caveat lodged for this unit as reflected in URA.

*Temporary Occupation Permit

Note: Project information is subjected to changes by property developer, project management committee or the authorities.


Project Site Map

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



- MRT
- Groceries
- Schools
- Bus Stops
- Lifestyle

1 Canberra

Category	Important Amenities within 2 km	Distance
 Trains (MRT / LRT)	Canberra U/C (NS12)	0.66 km
	Yishun (NS13)	1.13 km
	Sembawang (NS11)	1.66 km
 Bus Stops	Opp Blk 174 (Bus: 965, 965A)	0.15 km
	Blk 174 (Bus: 965, 800, 811, 811A)	0.19 km
	Opp Ahmad Ibrahim Sec Sch (Bus: 965, 965A)	0.22 km
 Groceries & Supermarts	Giant(Sembawang)	0.70 km
	Giant(Yishun Avenue 5)	0.86 km
	Giant(Yishun Street 22)	0.91 km
	Giant(Yishun Street 72)	1.11 km
	Cold Storage Northpoint	1.15 km
	NTUC Fairprice (Yishun MRT)	1.15 km
	NTUC Fairprice (Yishun Blk 239)	1.19 km
	Giant(Yishun Central 1)	1.43 km
	NTUC Fairprice (Sun Plaza)	1.61 km
NTUC Fairprice (Sembawang Way Blk 355)	1.78 km	
 Schools (Primary, Secondary, Integrated, International, Kingergarten)	Ahmad Ibrahim Secondary School	0.25 km
	Ahmad Ibrahim Primary School	0.65 km
	Sir Manasseh Meyer Internation School	0.69 km
	Yishun Primary School	0.70 km
	Xishan Primary School	1.01 km
	Chongfu School	1.03 km
	Yishun Town Secondary School	1.09 km
	Yishun Secondary School	1.13 km
	Northland Secondary School	1.16 km
	Jiemin Primary School	1.18 km
	Sembawang Primary School	1.26 km
	Sembawang Secondary School	1.67 km
	Wellington Primary School	1.75 km

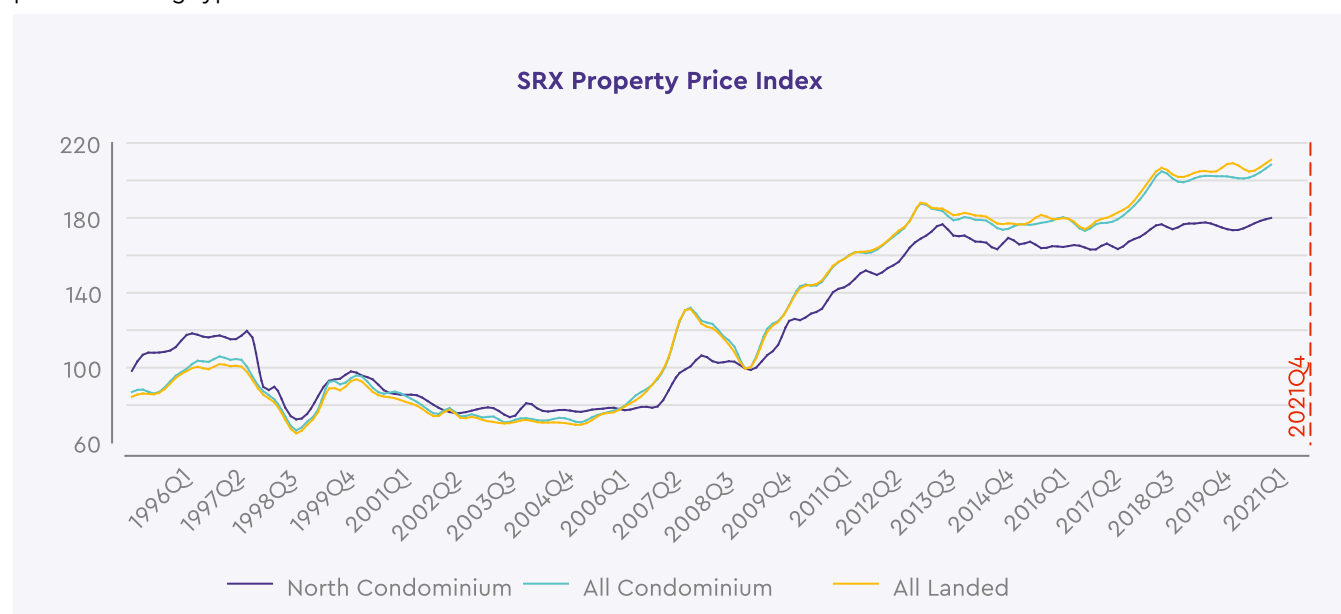
Pricing to Buy or Sell

What are Condominium prices doing in Singapore?

1 Canberra is a Condominium in the North Region of Singapore. The graph below shows the relevant price movements between **1995Q1** (1 Jan 1995) and **2021Q1** (31 Mar 2021).

You can compare the different price indexes 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 1st Quarter of 2009. It is used to monitor the movement of private properties in Singapore.

North Condominium refers to the price index of all the Condominiums located in the North Region. *All Condominiums* refers to the price index for all the Condominiums in Singapore. *All Landed* refers to the price index for all Landed private housing types combined.



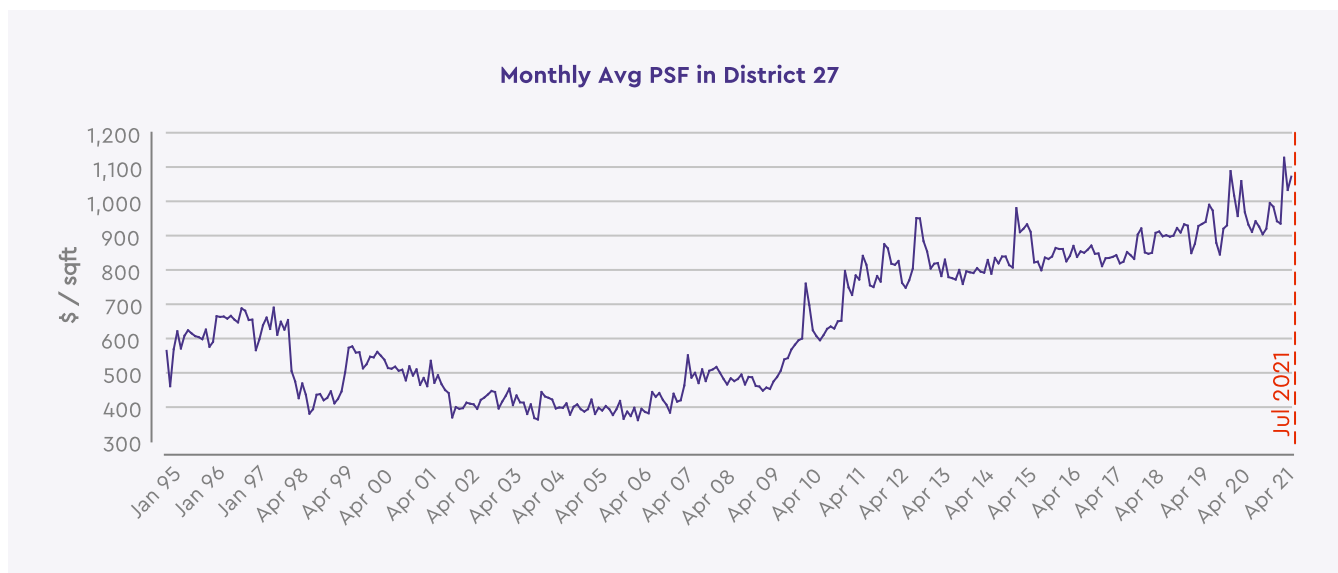
The table below shows the **quarterly change** in price index over the last 1 year. In the most recent quarter of 2021Q1, property prices have changed by **0.9%** from the previous quarter.

Quarter	North Condominium	All Condominium	All Landed
2021Q1	0.9%	2.0%	1.9%
2020Q4	1.5%	1.4%	1.1%
2020Q3	1.3%	0.2%	-1.6%
2020Q2	-0.2%	-0.5%	-0.3%

Pricing to Buy or Sell

What are Condominium prices doing in District 27?

This graph shows the latest recorded monthly average PSF (Price per Square Foot) for all Condominium in District 27 where 1 Canberra is located. It was calculated by taking the average PSF of all units sold (by caveat lodged) in the district within each month.



The table below lists the monthly average PSF data for the last 15 months shown in the chart.

Month	Average PSF	Number of Sales
Jul 21	\$1,072	13
Jun 21	\$1,033	46
May 21	\$1,127	273
Apr 21	\$935	54
Mar 21	\$942	64
Feb 21	\$984	50
Jan 21	\$995	67
Dec 20	\$920	60
Nov 20	\$904	55
Oct 20	\$926	74
Sep 20	\$942	77
Aug 20	\$911	48
Jul 20	\$932	47
Jun 20	\$968	27
May 20	\$1,059	10

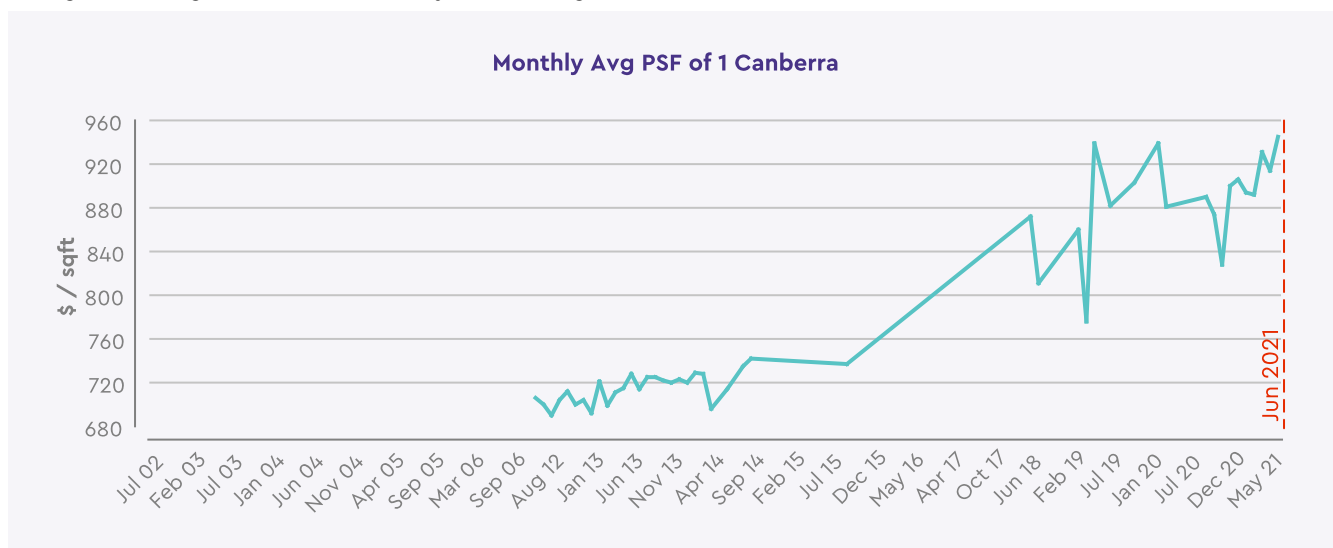
Condominiums in District 27 went **up by 7.1%** in Jul 21. It is calculated by comparing the average PSF for the latest month (Jul 21) against the average PSF in the last 15 months. The 15-month period is illustrated in the table above.

Pricing to Buy or Sell

What are Condominium prices doing in 1 Canberra?

Latest Avg PSF: \$945 psf (Jun 21)

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 units sold (by caveat lodged) within each month.



Month	Average PSF	Number of Sales
Jun 21	\$945	6
May 21	\$914	6
Apr 21	\$931	11
Mar 21	\$892	11
Feb 21	\$894	12
Jan 21	\$906	7
Dec 20	\$900	11
Nov 20	\$828	7
Oct 20	\$874	18
Sep 20	\$890	24
Aug 20	-	0
Jul 20	-	0
Jun 20	-	0
May 20	-	0

Condominiums in 1 Canberra went **up by 5.7%** in Jun 21. It is calculated by comparing the average PSF for the latest month (Jun 21) against the average PSF in the last 15 months. The 15-month period is illustrated in the table above.

Pricing to Buy or Sell

In the next table, we list the 30 latest unit transaction details from 1 Canberra. Rows highlighted in yellow refer to the highest and lowest prices in the table.

Address	Size	Price	PSF	Contract	Built	Tenure	Type
25 Canberra Drive #02-51 SRX	1,054	\$975k	\$925	Jun 28, 2021	2015	99 Years from 30/01/2012	Resale
9 CANBERRA DRIVE #12-20	936	\$906k	\$968	Jun 25, 2021	2015	99 yrs from 30/01/2012	Resale
3 Canberra Drive #06-05 SRX	1,065	\$1,055k	\$990	Jun 23, 2021	2015	99 Years from 30/01/2012	Resale
13 Canberra Drive #13-28 SRX	2,346	\$1,900k	\$810	Jun 23, 2021	2015	99 Years from 30/01/2012	Resale
7 CANBERRA DRIVE #07-15	947	\$890k	\$940	Jun 21, 2021	2015	99 yrs from 30/01/2012	Resale
5 CANBERRA DRIVE #06-11	1,065	\$980k	\$920	Jun 21, 2021	2015	99 yrs from 30/01/2012	Resale
21 CANBERRA DRIVE #05-44	1,248	\$1,190k	\$953	Jun 21, 2021	2015	99 yrs from 30/01/2012	Resale
9 Canberra Drive #02-17 SRX	1,022	\$930k	\$909	Jun 18, 2021	2015	99 Years from 30/01/2012	Resale
7 CANBERRA DRIVE #03-14	1,044	\$965k	\$924	Jun 14, 2021	2015	99 yrs from 30/01/2012	Resale
21 Canberra Drive #06-XX SRX	1,054	\$954k	\$904	Jun 3, 2021	2015	99 Years from 30/01/2012	Resale
13 CANBERRA DRIVE #09-27	1,054	\$1,020k	\$967	Jun 2, 2021	2015	99 yrs from 30/01/2012	Resale
9 CANBERRA DRIVE #12-18	2,292	\$1,800k	\$785	May 28, 2021	2015	99 yrs from 30/01/2012	Resale
9 CANBERRA DRIVE #03-18	1,033	\$983k	\$952	May 14, 2021	2015	99 yrs from 30/01/2012	Resale
11 CANBERRA DRIVE #11-21	1,259	\$1,258k	\$999	May 12, 2021	2015	99 yrs from 30/01/2012	Resale
19 Canberra Drive #01-40 SRX	1,291	\$1,080k	\$836	May 12, 2021	2015	99 Years from 30/01/2012	Resale

Address	Size	Price	PSF	Contract	Built	Tenure	Type
17 Canberra Drive #10-XX SRX	1,054	\$1,040k	\$985	May 11, 2021	2015	99 Years from 30/01/2012	Resale
5 CANBERRA DRIVE #03-12	947	\$835k	\$882	May 10, 2021	2015	99 yrs from 30/01/2012	Resale
15 Canberra Drive #12-31 SRX	1,044	\$1,008k	\$966	May 7, 2021	2015	99 Years from 30/01/2012	Resale
1 CANBERRA DRIVE #02-03	947	\$858k	\$907	May 6, 2021	2015	99 yrs from 30/01/2012	Resale
23 CANBERRA DRIVE #09-46	957	\$920k	\$960	May 4, 2021	2015	99 yrs from 30/01/2012	Resale
1 CANBERRA DRIVE #06-03	947	\$860k	\$908	Apr 30, 2021	2015	99 yrs from 30/01/2012	Resale
21 CANBERRA DRIVE #11-43	1,054	\$950k	\$901	Apr 27, 2021	2015	99 yrs from 30/01/2012	Resale
21 CANBERRA DRIVE #02-41	1,054	\$948k	\$899	Apr 23, 2021	2015	99 yrs from 30/01/2012	Resale
23 CANBERRA DRIVE #07-48	1,076	\$1,025k	\$952	Apr 22, 2021	2015	99 yrs from 30/01/2012	Resale
25 CANBERRA DRIVE #10-50	947	\$950k	\$1,003	Apr 21, 2021	2015	99 yrs from 30/01/2012	Resale
15 CANBERRA DRIVE #10-29	1,054	\$1,032k	\$979	Apr 19, 2021	2015	99 yrs from 30/01/2012	Resale
11 CANBERRA DRIVE #01-24	1,323	\$1,100k	\$831	Apr 19, 2021	2015	99 yrs from 30/01/2012	Resale
23 CANBERRA DRIVE #02-46	957	\$865k	\$903	Apr 16, 2021	2015	99 yrs from 30/01/2012	Resale
17 Canberra Drive #04-35 SRX	1,280	\$1,230k	\$960	Apr 16, 2021	2015	99 Years from 30/01/2012	Resale
25 CANBERRA DRIVE #05-52	1,248	\$1,170k	\$937	Apr 12, 2021	2015	99 yrs from 30/01/2012	Resale

Note: Some systems might show transactions caused by duplicate caveats lodged against developer in sub-sales. These misleading transactions are filtered off in SRX.

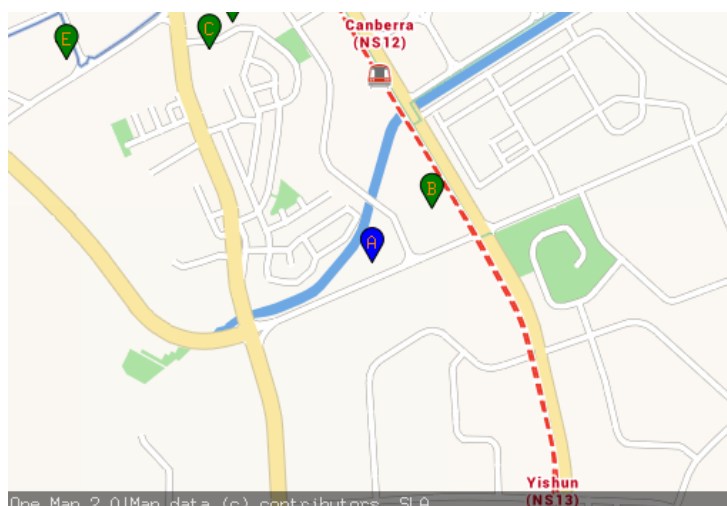
*Type of Sales - Developer prices are shown in New Sales while individual seller prices are shown in Sub Sales and Resales within the transactions.

Pricing to Buy or Sell

Which projects are similar to 1 Canberra?

Comparable projects are Condominiums that are similar in location, housing type, and age. In establishing a price for a unit in 1 Canberra, it is useful to compare 1 Canberra with other Condominium projects. By looking at the PSF (price per square foot) of properties sold in comparable projects, it is possible to establish a price range for your unit in 1 Canberra. Note that this comparison only takes into account historical sale numbers for the entire project. 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 projects that are most comparable to 1 Canberra. In the next question, we will compare the PSF between the projects.

	Project	Tenure	Built	City Distance
A	1 Canberra	99 Years from 30/01/2012	2015	15.01 km
B	Eight Courtyards (0.26 km away)	99 Years from 20/09/2010	2014	15.15 km
C	The Nautical (0.88 km away)	99 Years from 29/08/2011	2015	15.78 km
D	Canberra Residences (0.91 km away)	99 Years from 08/09/2010	2013	15.86 km
E	Skypark Residences (1.22 km away)	99 Years	2016	15.84 km
F	The Brownstone (0.92 km away)	99 Years	2017	15.93 km



Pricing to Buy or Sell

How are the prices in 1 Canberra compared to other projects?

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

The average PSF for 1 Canberra was **\$945** in Jun 21.

As way of comparison, the range of average PSF for the other projects was **\$929-\$1,069 PSF**.

Project	Latest Average PSF
1 Canberra	\$945 (Jun 21)
Eight Courtyards	\$1,037 (Jun 21)
The Nautical	\$1,058 (Jun 21)
Canberra Residences	\$929 (Jul 21)
Skypark Residences	\$989 (Jan 21)
The Brownstone	\$1,069 (May 21)

Pricing to Buy or Sell

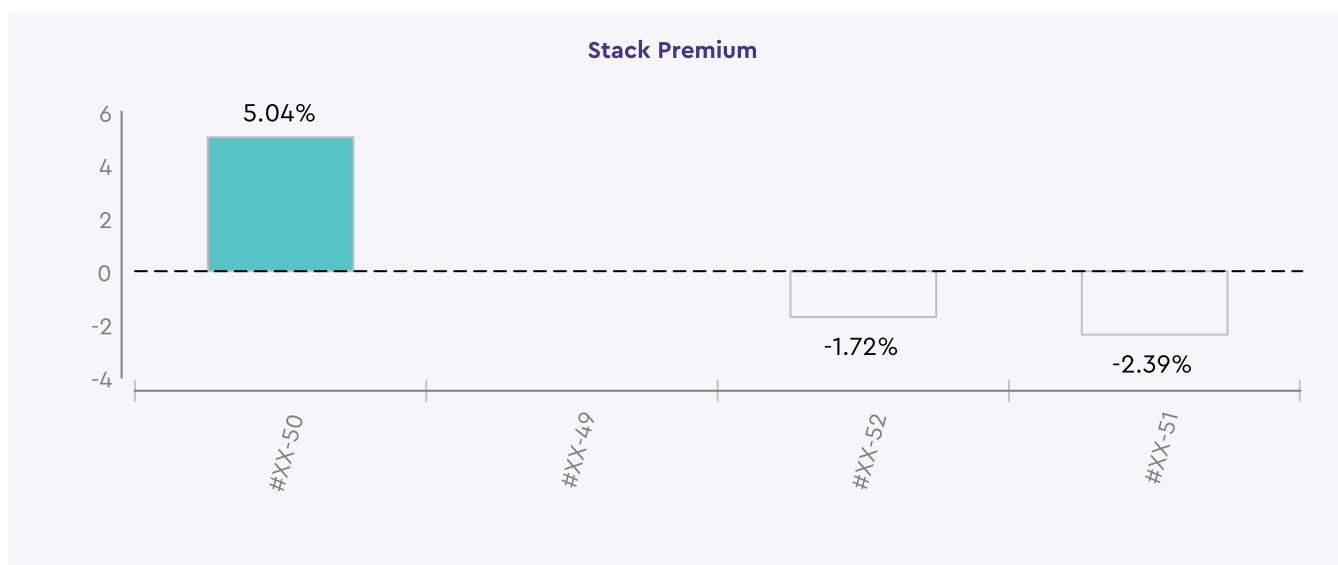
What is the premium for Stack #XX-49 in Block 25, 1 Canberra?

Certain stacks have a premium over others, due to factors such as view and location. In order to establish an understanding of the premium based on the stack, the average psf for each individual stack is used.

The graph below shows the premium based on the average psf of each stack in Block 25 with respect to the reference stack.

The reference stack is not based on the selected unit as the selected unit's number is masked.

The transactions selected for this analysis were not restricted by size, not restricted by floor level and not restricted by the contract date.



The table below shows the average PSF data shown in the chart. The reference stack is highlighted in yellow.

Stack	Avg Psf	No of Transactions	% difference with respect to the reference stack
#XX-49	\$754	14	0.00%
#XX-50	\$792	19	5.04%
#XX-51	\$736	11	-2.39%
#XX-52	\$741	16	-1.72%

In the table below, we list up to 5 recent units transacted in each stack. The reference stack is highlighted in yellow.

Stack					
#XX-49	#07-49 (1055 sqft) \$924 psf Feb 19, 2021	#11-49 (1055 sqft) \$920 psf Dec 28, 2020	#04-49 (1055 sqft) \$886 psf Nov 27, 2020	#03-49 (1055 sqft) \$882 psf Nov 6, 2020	#13-49 (2228 sqft) \$619 psf Mar 11, 2014
#XX-50	#10-50 (947 sqft) \$1,003 psf Apr 21, 2021	#13-50 (947 sqft) \$982 psf Feb 19, 2021	#05-50 (947 sqft) \$945 psf Dec 23, 2020	#12-50 (947 sqft) \$971 psf Nov 11, 2020	#01-50 (1206 sqft) \$747 psf Oct 29, 2020
#XX-51	#03-51 (1055 sqft) \$723 psf Oct 11, 2013	#02-51 (1055 sqft) \$728 psf Aug 7, 2013	#08-51 (1055 sqft) \$749 psf Jul 31, 2013	#05-51 (1055 sqft) \$742 psf Jul 1, 2013	#12-51 (1055 sqft) \$765 psf Jun 27, 2013
#XX-52	#05-52 (1249 sqft) \$937 psf Apr 12, 2021	#11-52 (1249 sqft) \$955 psf Feb 8, 2021	#04-52 (1249 sqft) \$929 psf Dec 23, 2020	#13-52 (2422 sqft) \$743 psf Nov 5, 2020	#06-52 (1249 sqft) \$913 psf Sep 22, 2020

Pricing to Buy or Sell

What did similar units in other projects recently sell for?

Another point of interest is the range of prices for which comparable units in similar projects were sold. Comparable units are similar in size (up to $\pm 20\%$) and floor level (up to ± 5 floors) to **25 Canberra Drive #02-51**.

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

Project	Address	Area	Price	PSF	Contract
Eight Courtyards	12 Canberra Drive #01-23 (99 Yrs From 20/09/2010) SRX	947	\$950k	\$1,003	Jun 26, 2021
Canberra Residences	503 Canberra Drive #01-07 (99 Yrs From 08/09/2010) SRX	990	\$845k	\$854	Jun 22, 2021
The Nautical	97 JALAN SENDUDOK #02-66 (99 yrs from 29/08/2011)	1,130	\$1,150k	\$1,018	Jun 11, 2021
The Nautical	95 Jalan Sendudok #05-56 (99 Yrs From 29/08/2011) SRX	968	\$960k	\$991	May 28, 2021
Eight Courtyards	8 Canberra Drive #07-10 (99 Yrs From 20/09/2010) SRX	990	\$920k	\$929	May 8, 2021
The Nautical	93 Jalan Sendudok #02-03 (99 Yrs From 29/08/2011) SRX	1,119	\$1,200k	\$1,072	May 1, 2021
The Nautical	95 Jalan Sendudok #02-53 (99 Yrs From 29/08/2011) SRX	979	\$950k	\$969	Apr 20, 2021
Canberra Residences	523 CANBERRA DRIVE #04-58 (99 yrs from 08/09/2010)	1,076	\$974k	\$905	Apr 12, 2021
The Nautical	99 JALAN SENDUDOK #01-98 (99 yrs from 29/08/2011)	1,119	\$1,020k	\$911	Mar 31, 2021
The Nautical	95 JALAN SENDUDOK #02-40 (99 yrs from 29/08/2011)	1,011	\$960k	\$949	Mar 26, 2021

The range of prices for which comparable units in similar projects sold was **\$845k-\$1,200k**.

The PSF range of comparable units in other similar projects was **\$854-\$1,072**.

Pricing to Buy or Sell

What are sellers asking for in 1 Canberra?

As of Jul 20, 2021, there are 33 active listings found for sale that are posted within the last 1 month in 1 Canberra that are complete with pricing and size information.

Total Listings in 1 Canberra : 33
PSF Range : \$871 - \$1,044
Asking Price Range : \$879,000 - \$2,080,000

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 PSF for all active listings in 1 Canberra per the DOM interval. (refer to Annex for listing details)

Days on Market	Min. PSF	Median PSF	Max. PSF	No. of listings
0-30 (1 mth)	\$880	\$990	\$1,042	13
31-60 (2 mths)	\$871	\$886	\$1,026	6
61-90 (3 mths)	\$913	\$971	\$1,002	5
91-120 (4 mths)	\$928	\$971	\$1,014	2
121-150 (5 mths)	\$948	\$948	\$948	1
>151 (>6 mths)	\$907	\$923	\$1,044	6
Total Listings				33

For listings with days on market less than 2 months, the median asking PSF is **\$961 psf**. Based on this amount, a median price based on listings for 25 Canberra Drive #02-51 is **\$ 1,012,894** (\$ 961 psf, 1054sqft)

Refer to Annex for details on all active listings.

What would a typical mortgage for the Median Price based on listings be?

Based on a Median Price of \$0, a 30-year loan at 3.5% interest and 25% downpayment, the monthly mortgage is **\$0**.

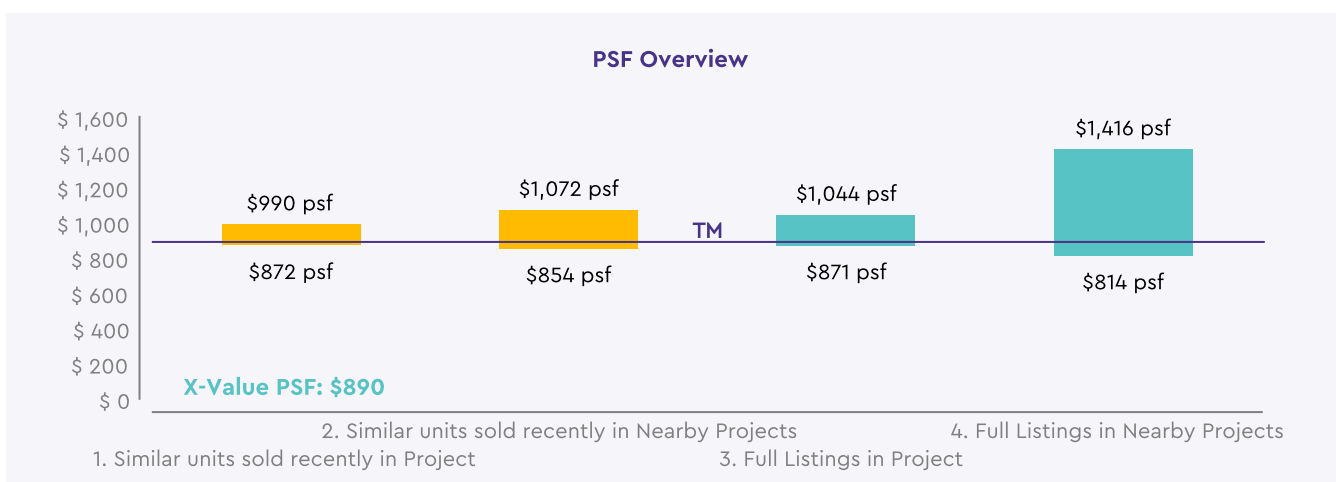
Pricing to Buy or Sell

(SUMMARY) How do the price ranges discussed earlier for 25 Canberra Drive #02-51 compare with each other?

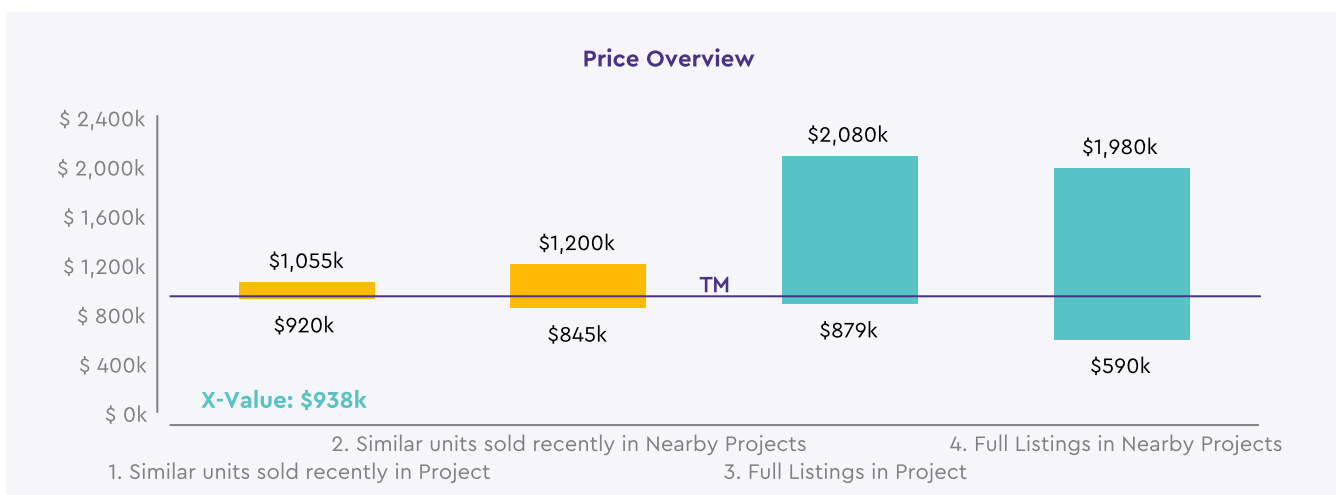
In the previous questions, we drilled down from an overall property market trend to unit pricing information for 1 Canberra, 25 Canberra Drive #02-51. We observed the price range of units that are comparable in size and floor levels to our unit.

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 1 Canberra and other similar projects respectively. **Ranges 3 & 4** are the HIGH/LOW listing prices for 1 Canberra and other similar projects **within the last 1 month**. (Note: Listing prices cover ALL units regardless of size or floor levels in the project. 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.



* : Adjusted psf's for X-value calculation



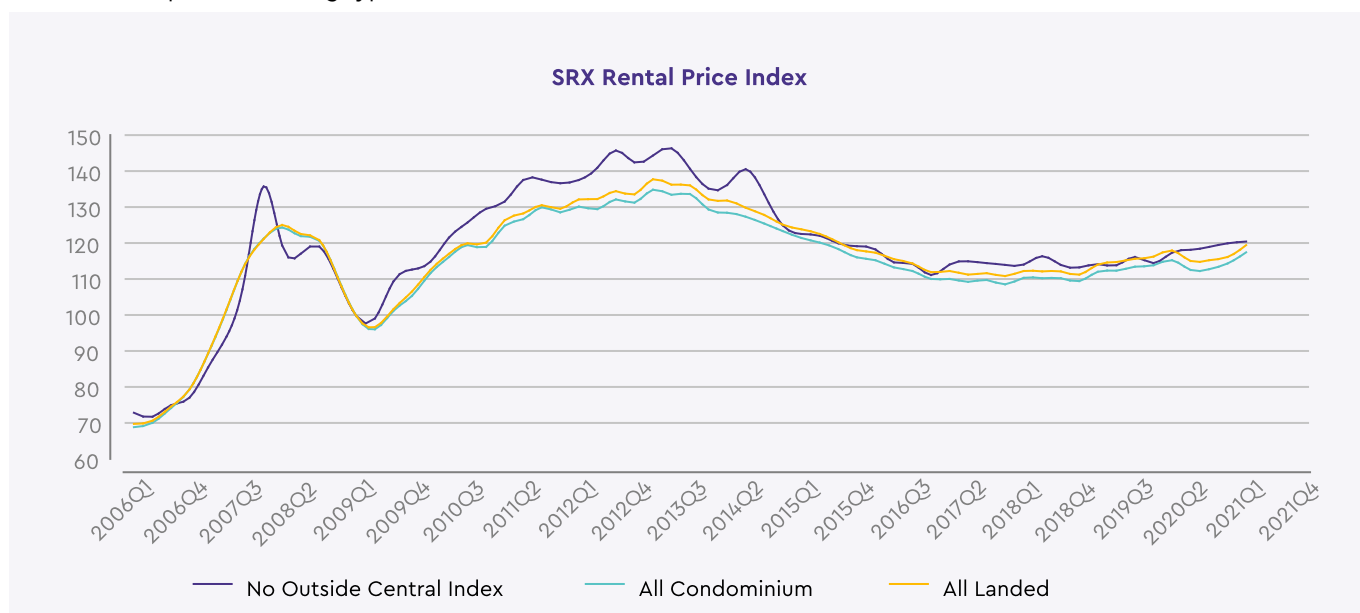
Renting

What are rental prices for Condominiums doing?

Rental X-Value™: \$2,550

1 Canberra is a Condominium in Outside Central Region of Singapore. The graph below shows the rental price movements of Condominiums up to **2021Q1** (31 Mar 2021). You can compare the different rental indexes to help you evaluate the movement of the rental market. Rental Index is defined as the ratio of the current rental per square foot per month compared with that in 1st Quarter 2009. It is used to monitor the general rental movement of private properties in Singapore.

Outside Central Condominium refers to the rental index of all the Condominiums located in the Outside Central Region. *All Condominiums* refers to the rental index for all the Condominiums in Singapore. *All Landed* refers to the price index for all Landed private housing types combined.



The table below shows the **quarterly change** in rental index over the last 1 year. In the most recent quarter of 2021Q1, rentals have changed by **2.7%** from the previous quarter.

Quarter	Quarterly Percentage Change		
	Outside Central Condominium	All Condominium	All Landed
2021Q1	-	2.7%	2.8%
2020Q4	-	1.4%	0.8%
2020Q3	-	0.2%	0.2%
2020Q2	-	-2.3%	-2.5%

Renting

How do rental prices in 1 Canberra compare to those found in other similar projects?

The table below shows the latest and most relevant rental approximations based on official information for Condominiums in 1 Canberra and other similar projects. Rental PSF is derived from official sources. **Size projections are based on the selected unit.** Note that there is a lag period of at least 1 month in the time a rent is reported. Therefore, the below points are only a reference point. You should also factor in the direction of the market.

Project	Size	25th percentile	Median	75th percentile
1 Canberra	1 sqft	\$2.39	\$2.46	\$2.55
	1,054 sqft	\$2,523	\$2,600	\$2,688
Eight Courtyards	1 sqft	\$2.39	\$2.46	\$2.55
	1,054 sqft	\$2,523	\$2,600	\$2,688
The Nautical	1 sqft	\$2.45	\$2.73	\$2.92
	1,054 sqft	\$2,588	\$2,875	\$3,082
Canberra Residences	1 sqft	\$2.39	\$2.46	\$2.55
	1,054 sqft	\$2,523	\$2,600	\$2,688
The Brownstone	1 sqft	\$2.39	\$2.46	\$2.55
	1,054 sqft	\$2,523	\$2,600	\$2,688

Footnotes:

1. SRX employs proprietary algorithms to derive the approximations shown above. It combines input data from the Inland Revenue Authority of Singapore (IRAS) with rental trends from other sources.
2. Projects marked with * have their project rentals estimated from all Condominiums along the same street as the project. This is necessary when there are insufficient rental data for that project. For uncompleted projects, this may be an indication of its rental potential.
3. For uncompleted projects without rental history, this table could be a good indication of rental potential. The rental quartiles are estimated from comparable projects of the same housing type along the same street.
4. Rental quartiles are based on at least 10 rental contracts signed within a stipulated period. The data will help you make better informed rental decisions.
5. Actual unit rental depends on other factors such as view, condition and furnishings.

Renting

What are units rented for in 1 Canberra?

In the table below, we list the latest unit rental transaction details from 1 Canberra. Data is analyzed directly from the property agency. Rows highlighted in yellow refer to the highest and lowest prices in the table.

Project	Address	Size	Price	PSF	Contract
1 Canberra	19 Canberra Drive #13-40 SRX	1,054	\$3,000	\$2.84	Jul 13, 2021
1 Canberra	21 Canberra Drive #01-43 SRX	1,302	\$1,700	\$1.31	Jun 28, 2021
1 Canberra	3 Canberra Drive #04-06 SRX	1,044	\$2,800	\$2.68	Jun 19, 2021
1 Canberra	21 Canberra Drive Level 10 to 12 SRX	1,248	\$1,400	\$1.12	May 11, 2021
1 Canberra	5 Canberra Drive #06-10 SRX	1,259	\$1,550	\$1.23	May 11, 2021
1 Canberra	17 Canberra Drive Level 7 to 9 SRX	1,442	\$1,700	\$1.18	Apr 28, 2021
1 Canberra	3 Canberra Drive #04-07 SRX	947	\$2,500	\$2.64	Apr 18, 2021
1 Canberra	11 Canberra Drive #06-22 SRX	1,076	\$2,900	\$2.69	Feb 19, 2021
1 Canberra	19 Canberra Drive #10-37 SRX	1,248	\$3,100	\$2.48	Feb 8, 2021
1 Canberra	21 Canberra Drive #01-44 SRX	1,571	\$1,650	\$1.05	Jan 29, 2021
1 Canberra	1 Canberra Drive #07-04 SRX	947	\$2,700	\$2.85	Jan 27, 2021
1 Canberra	25 Canberra Drive #01-52 SRX	1,571	\$1,700	\$1.08	Jan 27, 2021
1 Canberra	1 Canberra Drive Level 13 to 15 SRX	947	\$3,000	\$3.17	Jan 26, 2021
1 Canberra	15 Canberra Drive #03-29 SRX	1,054	\$2,700	\$2.56	Jan 18, 2021
1 Canberra	19 Canberra Drive #07-38 SRX	1,442	\$2,700	\$1.87	Dec 24, 2020
1 Canberra	19 Canberra Drive #05-40 SRX	1,054	\$2,800	\$2.65	Dec 20, 2020
1 Canberra	7 Canberra Drive #07-14 SRX	398	\$1,700	\$4.27	Dec 12, 2020
1 Canberra	25 Canberra Drive #06-52 SRX	1,248	\$1,600	\$1.28	Dec 11, 2020
1 Canberra	21 Canberra Drive Level 10 to 12 SRX	1,054	\$1,050	\$1.00	Nov 13, 2020
1 Canberra	5 Canberra Drive #07-10 SRX	1,259	\$1,500	\$1.19	Oct 18, 2020
1 Canberra	21 Canberra Drive #01-43 SRX	1,302	\$1,850	\$1.42	Sep 1, 2020
1 Canberra	19 Canberra Drive #10-39 SRX	1,280	\$2,600	\$2.03	Aug 25, 2020
1 Canberra	7 Canberra Drive #12-14 SRX	1,044	\$1,500	\$1.44	Aug 23, 2020
1 Canberra	5 Canberra Drive #06-10 SRX	1,259	\$1,400	\$1.11	Aug 15, 2020
1 Canberra	17 Canberra Drive #03-34 SRX	1,442	\$1,500	\$1.04	Aug 6, 2020
1 Canberra	11 Canberra Drive #05-21 SRX	1,259	\$1,400	\$1.11	Jun 25, 2020
1 Canberra	21 Canberra Drive Level 1 to 3 SRX		\$1,400		Jun 24, 2020
1 Canberra	19 Canberra Drive Level 10 to 12 SRX	1,248	\$2,500	\$2.00	Apr 30, 2020
1 Canberra	21 Canberra Drive Level 10 to 12 SRX	301	\$1,300	\$4.31	Apr 18, 2020
1 Canberra	21 Canberra Drive Level 7 to 9 SRX	1,248	\$1,500	\$1.20	Apr 13, 2020

Renting

What are units rented for in 1 Canberra according to Public Sources?

In the table below, we list the latest 30 official unit rental transactions from 1 Canberra (Source: URA). Rows highlighted in yellow refer to the highest and lowest prices in the table.

Project	Address	Size (sqft)	Price	Contract
1 CANBERRA	CANBERRA DRIVE	900 to 1000	\$2,500	May-2021
1 CANBERRA	CANBERRA DRIVE	2200 to 2300	\$3,550	May-2021
1 CANBERRA	CANBERRA DRIVE	1200 to 1300	\$3,100	May-2021
1 CANBERRA	CANBERRA DRIVE	1000 to 1100	\$2,900	Mar-2021
1 CANBERRA	CANBERRA DRIVE	900 to 1000	\$2,700	Mar-2021
1 CANBERRA	CANBERRA DRIVE	1000 to 1100	\$2,700	Mar-2021
1 CANBERRA	CANBERRA DRIVE	900 to 1000	\$2,500	Mar-2021
1 CANBERRA	CANBERRA DRIVE	1000 to 1100	\$2,800	Jan-2021
1 CANBERRA	CANBERRA DRIVE	900 to 1000	\$3,000	Jan-2021
1 CANBERRA	CANBERRA DRIVE	1200 to 1300	\$4,000	Nov-2020
1 CANBERRA	CANBERRA DRIVE	1200 to 1300	\$2,600	Sep-2020
1 CANBERRA	CANBERRA DRIVE	1000 to 1100	\$1,700	Feb-2020
1 CANBERRA	CANBERRA DRIVE	1400 to 1500	\$1,650	Feb-2020
1 CANBERRA	CANBERRA DRIVE	1000 to 1100	\$2,600	Dec-2019
1 CANBERRA	CANBERRA DRIVE	1300 to 1400	\$1,500	Nov-2019
1 CANBERRA	CANBERRA DRIVE	1200 to 1300	\$2,200	Aug-2019
1 CANBERRA	CANBERRA DRIVE	1500 to 1600	\$1,500	Aug-2019
1 CANBERRA	CANBERRA DRIVE	1300 to 1400	\$1,500	Aug-2019
1 CANBERRA	CANBERRA DRIVE	1200 to 1300	\$1,350	Jul-2019
1 CANBERRA	CANBERRA DRIVE	1300 to 1400	\$1,500	Jul-2019
1 CANBERRA	CANBERRA DRIVE	1000 to 1100	\$1,100	May-2019
1 CANBERRA	CANBERRA DRIVE	1500 to 1600	\$1,500	Apr-2019
1 CANBERRA	CANBERRA DRIVE	1400 to 1500	\$2,450	Mar-2019
1 CANBERRA	CANBERRA DRIVE	1000 to 1100	\$1,800	Nov-2018
1 CANBERRA	CANBERRA DRIVE	1000 to 1100	\$2,400	Oct-2018
1 CANBERRA	CANBERRA DRIVE	1200 to 1300	\$2,600	Sep-2018
1 CANBERRA	CANBERRA DRIVE	1300 to 1400	\$1,500	Jun-2018
1 CANBERRA	CANBERRA DRIVE	1000 to 1100	\$1,300	Jun-2018
1 CANBERRA	CANBERRA DRIVE	1000 to 1100	\$2,600	Mar-2018
1 CANBERRA	CANBERRA DRIVE	1400 to 1500	\$1,200	Dec-2017

Renting

What are similar units rented for in comparable projects?

Comparable units are other rented units that are similar in size (up to $\pm 20\%$) and floor level (up to ± 5 floors) to **25 Canberra Drive #02-51**. In establishing a rent for this unit, it is useful to observe the range of prices for which other comparable units were rented for.

In the table below, we list the **latest similar** unit rental transaction details in comparable projects. Data is analyzed directly from the property agency. Rows highlighted in yellow refer to the highest and lowest prices in the table.

Project	Address	Size	Price	PSF	Contract
The Nautical	93 Jalan Sendudok Level 4 to 6 SRX	1,011	\$2,800	\$2.77	Jul 14, 2021
Eight Courtyards	10 Canberra Drive #01-14 SRX	968	\$2,200	\$2.27	Jul 7, 2021
The Nautical	97 Jalan Sendudok Level 1 to 3 SRX	1,011	\$2,700	\$2.67	Jun 29, 2021
Eight Courtyards	18 Canberra Drive #04-39 SRX	957	\$2,300	\$2.40	Jun 9, 2021
Canberra Residences	523 Canberra Drive #02-56 SRX	1,076	\$2,500	\$2.32	Jun 1, 2021
The Nautical	97 Jalan Sendudok Level 1 to 3 SRX	1,001	\$2,200	\$2.20	May 29, 2021
The Nautical	93 Jalan Sendudok #05-03 SRX	1,119	\$3,100	\$2.77	May 17, 2021
Eight Courtyards	8 Canberra Drive #04-10 SRX	990	\$3,000	\$3.03	Apr 27, 2021
The Brownstone	152 Canberra Drive #01-16 SRX	990	\$2,400	\$2.42	Apr 15, 2021
The Brownstone	162 Canberra Drive Level 7 to 9 SRX	1,087	\$2,600	\$2.39	Mar 21, 2021

Renting

What are landlords asking for in 1 Canberra and other nearby projects?

As of Jul 20, 2021, there are 25 active rental listings found in 1 Canberra and other nearby projects that are for subletting of the entire unit. The table shows the minimum, median and maximum asking rent PSF in these listings.

	Min. PSF	Median PSF	Max. PSF	# Listings
1 Canberra	\$2.46	\$3.16	\$4.86	6
Eight Courtyards	\$2.85	\$3.20	\$3.98	6
The Nautical	\$3.01	\$3.11	\$4.31	3
Canberra Residences	\$2.42	\$2.64	\$2.90	3
Skypark Residences	\$2.89	\$2.98	\$3.42	4
The Brownstone	\$2.86	\$3.12	\$3.23	3
Total Listings				25

The table shows the minimum, median and maximum asking rents in these listings.

	Min. Rent	Median Rent	Max. Rent	# Listings
1 Canberra	\$1,599	\$3,100	\$3,200	6
Eight Courtyards	\$1,800	\$3,050	\$3,500	6
The Nautical	\$1,900	\$2,300	\$3,480	3
Canberra Residences	\$2,900	\$2,900	\$3,200	3
Skypark Residences	\$3,800	\$4,600	\$5,888	4
The Brownstone	\$2,400	\$2,499	\$3,200	3
Total Listings				25

Refer to Annex for details on [all active](#) rental listings.

Renting

What could the landlord be paying for his monthly mortgage instalments?

The monthly mortgage based on the last sold price is an indication of part of the current landlord's cost.

Address	: 1 Canberra, 25 Canberra Drive #02-51
Purchase price	: \$ 975,000
Purchase date	: Jun 28, 2021

Assumptions

Interest rate	: 3.5%
Down payment	: 25%
Term of loan	: 30 years
Monthly mortgage payments	: \$3,284 per month

Investing

What return have owners earned from selling their 1 Canberra units?

On average, the annual profit/loss experienced for all resale transactions in 1 Canberra was **3.1%**. (Resale is defined as any property that is sold after the original sale from the developer.) This table was created by calculating the average annual price change for all units that were bought and held for at least one year and then resold.

Address	Area sqft	Bought	Sold	Price Change	Annualized Capital Gain
9 CANBERRA DRIVE #12-20	937	\$744 psf (Aug 12)	\$967 psf (Jun 21)	30.0%	3.0%
5 CANBERRA DRIVE #06-11	1,065	\$711 psf (Nov 12)	\$920 psf (Jun 21)	29.4%	3.0%
7 CANBERRA DRIVE #07-15	947	\$739 psf (Jun 13)	\$939 psf (Jun 21)	27.0%	3.0%
21 CANBERRA DRIVE #05-44	1,249	\$684 psf (Jul 12)	\$952 psf (Jun 21)	39.1%	3.8%
7 CANBERRA DRIVE #03-14	1,044	\$741 psf (May 13)	\$924 psf (Jun 21)	24.7%	2.8%
9 CANBERRA DRIVE #12-18	2,293	\$686 psf (Dec 12)	\$784 psf (May 21)	14.3%	1.6%
9 CANBERRA DRIVE #03-18	1,033	\$738 psf (Apr 13)	\$952 psf (May 21)	29.0%	3.2%
11 CANBERRA DRIVE #11-21	1,259	\$725 psf (Apr 14)	\$999 psf (May 21)	37.8%	4.7%
5 CANBERRA DRIVE #03-12	947	\$710 psf (Nov 13)	\$881 psf (May 21)	24.1%	2.9%
1 CANBERRA DRIVE #02-03	947	\$717 psf (Mar 14)	\$906 psf (May 21)	26.5%	3.3%
23 CANBERRA DRIVE #09-46	958	\$742 psf (Aug 13)	\$960 psf (May 21)	29.3%	3.4%
1 CANBERRA DRIVE #06-03	947	\$714 psf (May 13)	\$908 psf (Apr 21)	27.1%	3.0%
21 CANBERRA DRIVE #11-43	1,054	\$746 psf (Aug 13)	\$901 psf (Apr 21)	20.7%	2.5%
21 CANBERRA DRIVE #02-41	1,055	\$693 psf (Jul 13)	\$898 psf (Apr 21)	29.5%	3.4%
23 CANBERRA DRIVE #07-48	1,077	\$744 psf (Nov 12)	\$951 psf (Apr 21)	27.9%	3.0%
25 CANBERRA DRIVE #10-50	947	\$739 psf (Aug 13)	\$1,003 psf (Apr 21)	35.6%	4.0%
11 CANBERRA DRIVE #01-24	1,324	\$588 psf (Nov 12)	\$830 psf (Apr 21)	41.2%	4.2%
15 CANBERRA DRIVE #10-29	1,055	\$758 psf (Sep 12)	\$978 psf (Apr 21)	29.0%	3.0%
23 CANBERRA DRIVE #02-46	958	\$732 psf (Jan 14)	\$902 psf (Apr 21)	23.2%	2.9%
25 CANBERRA DRIVE #05-52	1,249	\$672 psf (Aug 12)	\$936 psf (Apr 21)	39.4%	3.9%
23 CANBERRA DRIVE #11-46	958	\$739 psf (Jul 12)	\$986 psf (Apr 21)	33.4%	3.4%
5 CANBERRA DRIVE #03-10	1,259	\$672 psf (Feb 13)	\$941 psf (Apr 21)	40.0%	4.2%
15 CANBERRA DRIVE #02-29	1,055	\$740 psf (Dec 12)	\$872 psf (Mar 21)	17.8%	2.0%
11 CANBERRA DRIVE #11-24	1,044	\$737 psf (Jul 13)	\$933 psf (Mar 21)	26.6%	3.1%
17 CANBERRA DRIVE #10-35	1,280	\$722 psf (Aug 12)	\$945 psf (Mar 21)	30.8%	3.2%
3 CANBERRA DRIVE #01-05	1,248	\$645 psf (Jun 12)	\$821 psf (Mar 21)	27.3%	2.8%
11 CANBERRA DRIVE #03-24	1,044	\$705 psf (Oct 13)	\$871 psf (Mar 21)	23.5%	2.9%
13 CANBERRA DRIVE #02-28	1,044	\$737 psf (May 13)	\$914 psf (Mar 21)	24.0%	2.8%
19 CANBERRA DRIVE #01-38	1,829	\$570 psf (Jun 12)	\$808 psf (Mar 21)	41.6%	4.1%
5 CANBERRA DRIVE #04-11	1,065	\$692 psf (Aug 13)	\$871 psf (Mar 21)	25.8%	3.1%
21 CANBERRA DRIVE #03-43	1,055	\$721 psf (Aug 13)	\$905 psf (Mar 21)	25.5%	3.0%

Address	Area sqft	Bought	Sold	Price Change	Annualized Capital Gain
1 CANBERRA DRIVE #04-02	969	\$712 psf (Jun 13)	\$902 psf (Mar 21)	26.8%	3.1%
23 CANBERRA DRIVE #13-45	958	\$754 psf (Jul 13)	\$960 psf (Feb 21)	27.3%	3.2%
25 CANBERRA DRIVE #13-50	947	\$749 psf (Jun 13)	\$982 psf (Feb 21)	31.0%	3.6%
1 CANBERRA DRIVE #09-03	948	\$727 psf (Sep 13)	\$933 psf (Feb 21)	28.4%	3.4%
13 CANBERRA DRIVE #04-28	1,044	\$754 psf (Mar 13)	\$914 psf (Feb 21)	21.2%	2.5%
3 CANBERRA DRIVE #07-07	948	\$716 psf (May 13)	\$917 psf (Feb 21)	28.1%	3.2%
9 CANBERRA DRIVE #03-20	936	\$679 psf (Jul 12)	\$876 psf (Feb 21)	28.9%	3.0%
25 CANBERRA DRIVE #11-52	1,248	\$737 psf (Sep 15)	\$955 psf (Feb 21)	29.6%	4.9%
1 CANBERRA DRIVE #08-02	969	\$741 psf (Jun 13)	\$959 psf (Feb 21)	29.4%	3.4%
23 CANBERRA DRIVE #01-46	1,237	\$605 psf (Apr 13)	\$818 psf (Feb 21)	35.2%	3.9%
7 CANBERRA DRIVE #01-16	1,248	\$610 psf (Mar 13)	\$777 psf (Feb 21)	27.2%	3.1%
23 CANBERRA DRIVE #13-46	2,346	\$624 psf (Oct 13)	\$710 psf (Feb 21)	13.9%	1.8%
23 CANBERRA DRIVE #04-48	1,077	\$717 psf (Mar 13)	\$900 psf (Jan 21)	25.6%	3.0%
3 CANBERRA DRIVE #03-06	1,044	\$739 psf (Jun 12)	\$910 psf (Jan 21)	23.1%	2.5%
5 CANBERRA DRIVE #11-12	947	\$754 psf (Aug 13)	\$966 psf (Jan 21)	28.1%	3.4%
19 CANBERRA DRIVE #06-38	1,442	\$675 psf (Jun 12)	\$950 psf (Jan 21)	40.6%	4.1%
19 CANBERRA DRIVE #09-39	1,270	\$727 psf (Jun 12)	\$952 psf (Jan 21)	30.9%	3.2%
11 CANBERRA DRIVE #08-23	1,055	\$732 psf (Jul 13)	\$889 psf (Jan 21)	21.3%	2.6%
19 CANBERRA DRIVE #01-37	1,582	\$612 psf (Jul 12)	\$771 psf (Jan 21)	25.9%	2.8%
1 CANBERRA DRIVE #03-03	947	\$721 psf (Dec 13)	\$887 psf (Dec 20)	23.0%	3.0%
25 CANBERRA DRIVE #05-50	947	\$730 psf (Aug 13)	\$945 psf (Dec 20)	29.5%	3.6%
25 CANBERRA DRIVE #04-52	1,249	\$691 psf (Jul 12)	\$928 psf (Dec 20)	34.4%	3.5%
1 CANBERRA DRIVE #05-03	947	\$715 psf (Dec 13)	\$902 psf (Dec 20)	26.1%	3.4%
3 CANBERRA DRIVE #04-08	947	\$718 psf (Aug 14)	\$876 psf (Dec 20)	21.9%	3.2%
11 CANBERRA DRIVE #04-23	1,055	\$700 psf (Aug 13)	\$872 psf (Dec 20)	24.4%	3.0%
3 CANBERRA DRIVE #01-07	1,206	\$611 psf (Jun 12)	\$800 psf (Dec 20)	30.8%	3.2%
21 CANBERRA DRIVE #13-42	947	\$751 psf (Oct 12)	\$960 psf (Dec 20)	27.9%	3.1%
5 CANBERRA DRIVE #01-11	1,248	\$613 psf (Jul 12)	\$769 psf (Nov 20)	25.4%	2.7%
25 CANBERRA DRIVE #04-49	1,055	\$705 psf (Aug 13)	\$886 psf (Nov 20)	25.6%	3.2%
9 CANBERRA DRIVE #02-18	1,033	\$739 psf (May 13)	\$880 psf (Nov 20)	19.1%	2.4%
25 CANBERRA DRIVE #12-50	947	\$778 psf (Jul 13)	\$971 psf (Nov 20)	24.8%	3.1%
25 CANBERRA DRIVE #03-49	1,055	\$704 psf (Nov 13)	\$882 psf (Nov 20)	25.2%	3.3%
25 CANBERRA DRIVE #13-52	2,423	\$581 psf (Dec 12)	\$742 psf (Nov 20)	27.8%	3.2%
5 CANBERRA DRIVE #13-11	2,259	\$608 psf (May 13)	\$664 psf (Nov 20)	9.2%	1.2%
25 CANBERRA DRIVE #01-50	1,205	\$610 psf (Apr 13)	\$746 psf (Oct 20)	22.4%	2.7%
7 CANBERRA DRIVE #04-13	1,045	\$727 psf (Apr 13)	\$917 psf (Oct 20)	26.1%	3.1%
23 CANBERRA DRIVE #05-47	1,054	\$730 psf (Jul 13)	\$901 psf (Oct 20)	23.3%	2.9%
15 CANBERRA DRIVE #04-31	1,044	\$719 psf (Apr 13)	\$902 psf (Oct 20)	25.5%	3.1%

Address	Area sqft	Bought	Sold	Price Change	Annualized Capital Gain
3 CANBERRA DRIVE #11-05	1,066	\$741 psf (Jul 12)	\$938 psf (Oct 20)	26.6%	2.9%
9 CANBERRA DRIVE #02-20	936	\$682 psf (Dec 12)	\$897 psf (Oct 20)	31.6%	3.5%
9 CANBERRA DRIVE #01-19	1,292	\$558 psf (Jul 12)	\$739 psf (Oct 20)	32.3%	3.5%
15 CANBERRA DRIVE #06-30	1,442	\$689 psf (Aug 12)	\$936 psf (Oct 20)	35.9%	3.8%
17 CANBERRA DRIVE #12-36	1,055	\$748 psf (Nov 12)	\$933 psf (Oct 20)	24.7%	2.8%
17 CANBERRA DRIVE #07-34	1,443	\$670 psf (Jun 12)	\$887 psf (Oct 20)	32.3%	3.4%
9 CANBERRA DRIVE #01-18	1,313	\$620 psf (May 13)	\$788 psf (Oct 20)	26.9%	3.3%
19 CANBERRA DRIVE #03-40	1,055	\$733 psf (Jul 13)	\$889 psf (Oct 20)	21.2%	2.7%
5 CANBERRA DRIVE #02-09	1,054	\$726 psf (Jun 13)	\$901 psf (Oct 20)	24.1%	3.0%
15 CANBERRA DRIVE #10-30	1,442	\$681 psf (Jul 12)	\$893 psf (Oct 20)	31.2%	3.4%
19 CANBERRA DRIVE #10-39	1,282	\$728 psf (Jul 12)	\$953 psf (Oct 20)	30.8%	3.3%
23 CANBERRA DRIVE #05-45	958	\$731 psf (Aug 13)	\$918 psf (Oct 20)	25.6%	3.2%
25 CANBERRA DRIVE #03-50	947	\$724 psf (Oct 13)	\$913 psf (Oct 20)	26.0%	3.4%
5 CANBERRA DRIVE #05-11	1,065	\$695 psf (Jun 13)	\$873 psf (Sep 20)	25.6%	3.2%
5 CANBERRA DRIVE #02-10	1,260	\$664 psf (Jun 12)	\$873 psf (Sep 20)	31.3%	3.4%
15 CANBERRA DRIVE #08-29	1,054	\$750 psf (Feb 13)	\$920 psf (Sep 20)	22.6%	2.7%
13 CANBERRA DRIVE #04-25	1,259	\$673 psf (Jan 13)	\$857 psf (Sep 20)	27.3%	3.2%
1 CANBERRA DRIVE #12-01	958	\$739 psf (Jul 12)	\$930 psf (Sep 20)	25.8%	2.8%
21 CANBERRA DRIVE #05-43	1,054	\$724 psf (Nov 13)	\$863 psf (Sep 20)	19.2%	2.6%
11 Canberra Drive #01-21	1,538	\$567 psf (Jul 13)	\$715 psf (Sep 20)	26.0%	3.3%
5 Canberra Drive #12-09	1,055	\$764 psf (Aug 13)	\$909 psf (Sep 20)	19.0%	2.5%
13 Canberra Drive #10-28	1,044	\$744 psf (Apr 13)	\$938 psf (Sep 20)	26.1%	3.2%
17 Canberra Drive #09-34	1,443	\$698 psf (Jun 12)	\$900 psf (Sep 20)	28.9%	3.1%
21 Canberra Drive #09-42	947	\$738 psf (Sep 12)	\$948 psf (Sep 20)	28.4%	3.2%
1 CANBERRA DRIVE #11-02	969	\$741 psf (May 13)	\$892 psf (Sep 20)	20.4%	2.6%
21 CANBERRA DRIVE #01-41	1,292	\$584 psf (Jul 12)	\$712 psf (Sep 20)	21.9%	2.4%
1 CANBERRA DRIVE #13-04	947	\$742 psf (Dec 13)	\$950 psf (Sep 20)	28.1%	3.7%
17 Canberra Drive #03-33	1,249	\$705 psf (Feb 13)	\$904 psf (Sep 20)	28.2%	3.3%
17 CANBERRA DRIVE #07-36	1,054	\$733 psf (Jul 12)	\$920 psf (Sep 20)	25.5%	2.8%
17 CANBERRA DRIVE #08-33	1,249	\$729 psf (Aug 12)	\$944 psf (Sep 20)	29.4%	3.2%
13 Canberra Drive #10-26	1,076	\$768 psf (Apr 13)	\$947 psf (Sep 20)	23.4%	2.9%
3 Canberra Drive #09-06	1,044	\$734 psf (Jul 12)	\$944 psf (Sep 20)	28.6%	3.1%
7 CANBERRA DRIVE #10-14	1,044	\$767 psf (Mar 13)	\$881 psf (Sep 20)	14.8%	1.9%
5 Canberra Drive #04-09	1,054	\$729 psf (Jul 13)	\$920 psf (Sep 20)	26.1%	3.3%
19 Canberra Drive #11-37	1,249	\$745 psf (Oct 12)	\$880 psf (Mar 20)	18.1%	2.3%
13 Canberra Drive #03-28	1,044	\$763 psf (Jul 13)	\$903 psf (Nov 19)	18.3%	2.7%
23 Canberra Drive #04-45	958	\$728 psf (Jan 14)	\$882 psf (Jul 19)	21.1%	3.6%
15 Canberra Drive #07-32	1,044	\$727 psf (Apr 13)	\$938 psf (May 19)	29.0%	4.3%

Address	Area sqft	Bought	Sold	Price Change	Annualized Capital Gain
23 Canberra Drive #01-45	1,237	\$601 psf (Jan 13)	\$776 psf (Apr 19)	29.1%	4.2%
3 Canberra Drive #12-08	948	\$748 psf (Oct 13)	\$859 psf (Mar 19)	14.8%	2.6%
21 Canberra Drive #09-41	1,054	\$716 psf (May 13)	\$811 psf (Jul 18)	13.3%	2.4%
Average Annual Capital Gain					3.1%

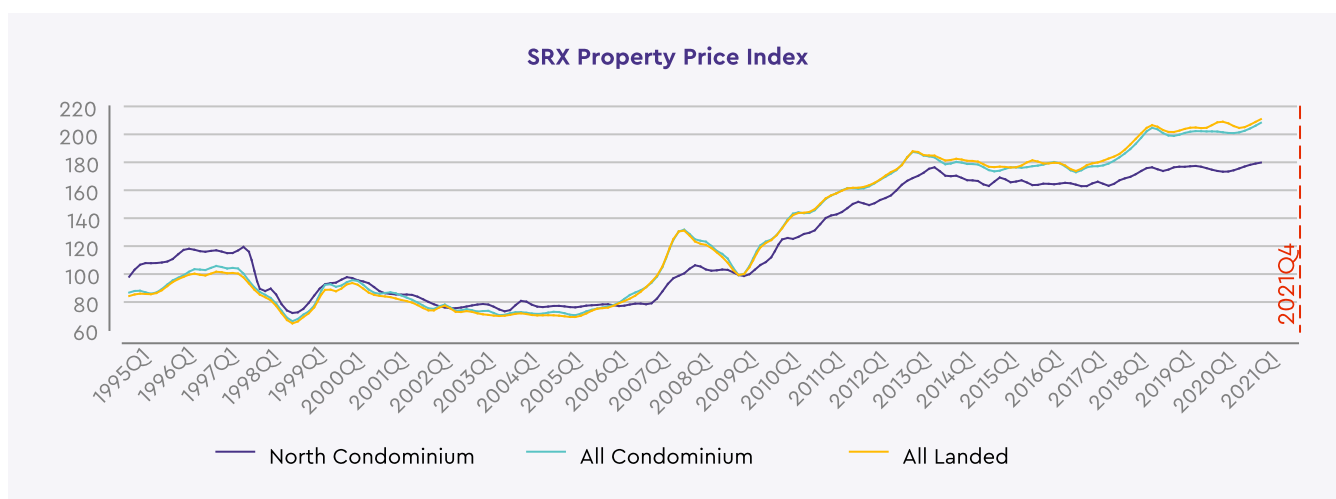
Investing

What is an Average Index Price (AIP™) for 25 Canberra Drive #02-51?

The Average Index Price (AIP™) is an approximation of the current price of the home if the price of the home just followed the movement of the market since it was last purchased.

It is one reference point that can help an investor ascertain how far out the recent transactions or asking prices are from the normal average of the market in the long run. AIP™ is not the market price as it has not been adjusted for qualitative and future market considerations.

To obtain the AIP™, the table below shows all the individual units sold in 1 Canberra that are similar in size ($\pm 20\%$) and floor level (± 1 floor) to 25 Canberra Drive #02-51. Each unit has its last sold price adjusted by the market changes as described by **the most relevant SRX price index available.**



Address	Area sqft	Last Sold	SRX Price Index Change	Index PSF (2021Q1)
7 CANBERRA DRIVE #03-14	1,044	\$924 psf (Jun 21)	0.0% (2021Q2 to 2021Q1)	\$924 psf
9 CANBERRA DRIVE #03-18	1,033	\$952 psf (May 21)	0.0% (2021Q2 to 2021Q1)	\$952 psf
5 CANBERRA DRIVE #03-12	947	\$882 psf (May 21)	0.0% (2021Q2 to 2021Q1)	\$882 psf
1 CANBERRA DRIVE #02-03	947	\$907 psf (May 21)	0.0% (2021Q2 to 2021Q1)	\$907 psf
21 CANBERRA DRIVE #02-41	1,055	\$899 psf (Apr 21)	0.0% (2021Q2 to 2021Q1)	\$899 psf
23 CANBERRA DRIVE #02-46	958	\$903 psf (Apr 21)	0.0% (2021Q2 to 2021Q1)	\$903 psf
5 CANBERRA DRIVE #03-10	1,259	\$941 psf (Apr 21)	0.0% (2021Q2 to 2021Q1)	\$941 psf
15 CANBERRA DRIVE #02-29	1,055	\$872 psf (Mar 21)	0.0% (2021Q1 to 2021Q1)	\$872 psf
11 CANBERRA DRIVE #03-24	1,044	\$872 psf (Mar 21)	0.0% (2021Q1 to 2021Q1)	\$872 psf
3 CANBERRA DRIVE #01-05	1,248	\$821 psf (Mar 21)	0.0% (2021Q1 to 2021Q1)	\$821 psf
13 CANBERRA DRIVE #02-28	1,044	\$915 psf (Mar 21)	0.0% (2021Q1 to 2021Q1)	\$915 psf
21 CANBERRA DRIVE #03-43	1,055	\$905 psf (Mar 21)	0.0% (2021Q1 to 2021Q1)	\$905 psf

Address	Area sqft	Last Sold	SRX Price Index Change	Index PSF (2021Q1)
9 CANBERRA DRIVE #03-20	936	\$876 psf (Feb 21)	0.0% (2021Q1 to 2021Q1)	\$876 psf
23 CANBERRA DRIVE #01-46	1,237	\$818 psf (Feb 21)	0.0% (2021Q1 to 2021Q1)	\$818 psf
7 CANBERRA DRIVE #01-16	1,248	\$777 psf (Feb 21)	0.0% (2021Q1 to 2021Q1)	\$777 psf
3 CANBERRA DRIVE #03-06	1,044	\$911 psf (Jan 21)	0.0% (2021Q1 to 2021Q1)	\$911 psf
1 CANBERRA DRIVE #03-03	947	\$887 psf (Dec 20)	0.9% (2020Q4 to 2021Q1)	\$895 psf
11 CANBERRA DRIVE #03-21	1,259	\$912 psf (Dec 20)	0.9% (2020Q4 to 2021Q1)	\$920 psf
3 CANBERRA DRIVE #01-07	1,206	\$800 psf (Dec 20)	0.9% (2020Q4 to 2021Q1)	\$807 psf
5 CANBERRA DRIVE #01-11	1,248	\$769 psf (Nov 20)	0.9% (2020Q4 to 2021Q1)	\$776 psf
9 CANBERRA DRIVE #02-18	1,033	\$881 psf (Nov 20)	0.9% (2020Q4 to 2021Q1)	\$889 psf
25 CANBERRA DRIVE #03-49	1,055	\$882 psf (Nov 20)	0.9% (2020Q4 to 2021Q1)	\$890 psf
25 CANBERRA DRIVE #01-50	1,205	\$747 psf (Oct 20)	0.9% (2020Q4 to 2021Q1)	\$754 psf
9 CANBERRA DRIVE #02-20	936	\$897 psf (Oct 20)	0.9% (2020Q4 to 2021Q1)	\$905 psf
19 CANBERRA DRIVE #03-40	1,055	\$889 psf (Oct 20)	0.9% (2020Q4 to 2021Q1)	\$897 psf
5 CANBERRA DRIVE #02-09	1,054	\$901 psf (Oct 20)	0.9% (2020Q4 to 2021Q1)	\$909 psf
25 CANBERRA DRIVE #03-50	947	\$913 psf (Oct 20)	0.9% (2020Q4 to 2021Q1)	\$921 psf
5 CANBERRA DRIVE #02-10	1,260	\$873 psf (Sep 20)	2.4% (2020Q3 to 2021Q1)	\$894 psf
17 Canberra Drive #03-33	1,249	\$905 psf (Sep 20)	2.4% (2020Q3 to 2021Q1)	\$927 psf
1 Canberra Drive #01-03	1,205	\$784 psf (Sep 20)	2.4% (2020Q3 to 2021Q1)	\$803 psf
13 Canberra Drive #03-28	1,044	\$903 psf (Nov 19)	2.3% (2019Q4 to 2021Q1)	\$923 psf
23 Canberra Drive #01-45	1,237	\$776 psf (Apr 19)	1.7% (2019Q2 to 2021Q1)	\$789 psf
3 Canberra Drive #02-07	947	\$714 psf (Jun 14)	7.5% (2014Q2 to 2021Q1)	\$768 psf
13 Canberra Drive #01-26	1,249	\$671 psf (Apr 14)	7.5% (2014Q2 to 2021Q1)	\$721 psf
1 Canberra Drive #02-03	947	\$717 psf (Mar 14)	5.5% (2014Q1 to 2021Q1)	\$756 psf
1 Canberra Drive #02-02	968	\$710 psf (Feb 14)	5.5% (2014Q1 to 2021Q1)	\$749 psf
1 Canberra Drive #03-04	947	\$721 psf (Jan 14)	5.5% (2014Q1 to 2021Q1)	\$761 psf
21 Canberra Drive #03-41	1,056	\$696 psf (Jan 14)	5.5% (2014Q1 to 2021Q1)	\$734 psf
1 Canberra Drive #02-04	947	\$717 psf (Jan 14)	5.5% (2014Q1 to 2021Q1)	\$756 psf
25 Canberra Drive #02-50	947	\$732 psf (Jan 14)	5.5% (2014Q1 to 2021Q1)	\$772 psf
23 Canberra Drive #02-46	958	\$733 psf (Jan 14)	5.5% (2014Q1 to 2021Q1)	\$773 psf
5 Canberra Drive #02-12	947	\$717 psf (Jan 14)	5.5% (2014Q1 to 2021Q1)	\$756 psf
1 Canberra Drive #03-03	947	\$721 psf (Dec 13)	5.5% (2013Q4 to 2021Q1)	\$761 psf
23 Canberra Drive #03-46	957	\$726 psf (Dec 13)	5.5% (2013Q4 to 2021Q1)	\$766 psf
3 Canberra Drive #02-08	948	\$712 psf (Dec 13)	5.5% (2013Q4 to 2021Q1)	\$751 psf
23 Canberra Drive #03-45	957	\$726 psf (Nov 13)	5.5% (2013Q4 to 2021Q1)	\$766 psf

Address	Area sqft	Last Sold	SRX Price Index Change	Index PSF (2021Q1)
25 Canberra Drive #03-49	1,054	\$705 psf (Nov 13)	5.5% (2013Q4 to 2021Q1)	\$744 psf
11 Canberra Drive #02-24	1,043	\$705 psf (Nov 13)	5.5% (2013Q4 to 2021Q1)	\$744 psf
21 Canberra Drive #02-42	947	\$722 psf (Nov 13)	5.5% (2013Q4 to 2021Q1)	\$762 psf
13 Canberra Drive #03-26	1,077	\$735 psf (Nov 13)	5.5% (2013Q4 to 2021Q1)	\$775 psf
7 Canberra Drive #03-16	1,066	\$685 psf (Nov 13)	5.5% (2013Q4 to 2021Q1)	\$723 psf
5 Canberra Drive #03-12	948	\$710 psf (Nov 13)	5.5% (2013Q4 to 2021Q1)	\$749 psf
11 Canberra Drive #03-24	1,045	\$705 psf (Oct 13)	5.5% (2013Q4 to 2021Q1)	\$744 psf
21 Canberra Drive #03-42	947	\$748 psf (Oct 13)	5.5% (2013Q4 to 2021Q1)	\$789 psf
25 Canberra Drive #03-50	947	\$725 psf (Oct 13)	5.5% (2013Q4 to 2021Q1)	\$765 psf
23 Canberra Drive #02-45	957	\$723 psf (Oct 13)	5.5% (2013Q4 to 2021Q1)	\$763 psf
25 Canberra Drive #02-49	1,055	\$702 psf (Oct 13)	5.5% (2013Q4 to 2021Q1)	\$741 psf
25 Canberra Drive #03-51	1,055	\$723 psf (Oct 13)	5.5% (2013Q4 to 2021Q1)	\$763 psf
3 Canberra Drive #03-08	948	\$715 psf (Oct 13)	5.5% (2013Q4 to 2021Q1)	\$754 psf
7 Canberra Drive #03-15	948	\$708 psf (Aug 13)	1.9% (2013Q3 to 2021Q1)	\$722 psf
15 Canberra Drive #02-32	1,045	\$717 psf (Aug 13)	1.9% (2013Q3 to 2021Q1)	\$731 psf
1 Canberra Drive #03-02	969	\$735 psf (Aug 13)	1.9% (2013Q3 to 2021Q1)	\$749 psf
5 Canberra Drive #02-11	1,065	\$687 psf (Aug 13)	1.9% (2013Q3 to 2021Q1)	\$700 psf
3 Canberra Drive #02-06	1,044	\$723 psf (Aug 13)	1.9% (2013Q3 to 2021Q1)	\$737 psf
7 Canberra Drive #02-14	1,044	\$771 psf (Aug 13)	1.9% (2013Q3 to 2021Q1)	\$786 psf
25 Canberra Drive #02-51	1,054	\$728 psf (Aug 13)	1.9% (2013Q3 to 2021Q1)	\$742 psf
21 Canberra Drive #03-43	1,055	\$721 psf (Aug 13)	1.9% (2013Q3 to 2021Q1)	\$735 psf
19 Canberra Drive #02-40	1,055	\$729 psf (Aug 13)	1.9% (2013Q3 to 2021Q1)	\$743 psf
17 Canberra Drive #02-36	1,055	\$731 psf (Jul 13)	1.9% (2013Q3 to 2021Q1)	\$745 psf
9 Canberra Drive #03-17	1,023	\$736 psf (Jul 13)	1.9% (2013Q3 to 2021Q1)	\$750 psf
11 Canberra Drive #03-23	1,055	\$698 psf (Jul 13)	1.9% (2013Q3 to 2021Q1)	\$711 psf
11 Canberra Drive #02-22	1,076	\$734 psf (Jul 13)	1.9% (2013Q3 to 2021Q1)	\$748 psf
19 Canberra Drive #03-40	1,055	\$734 psf (Jul 13)	1.9% (2013Q3 to 2021Q1)	\$748 psf
11 Canberra Drive #02-23	1,055	\$695 psf (Jul 13)	1.9% (2013Q3 to 2021Q1)	\$708 psf
17 Canberra Drive #03-36	1,055	\$734 psf (Jul 13)	1.9% (2013Q3 to 2021Q1)	\$748 psf
21 Canberra Drive #02-41	1,054	\$694 psf (Jul 13)	1.9% (2013Q3 to 2021Q1)	\$707 psf
13 Canberra Drive #02-26	1,076	\$732 psf (Jun 13)	4.2% (2013Q2 to 2021Q1)	\$763 psf
23 Canberra Drive #02-47	1,044	\$724 psf (Jun 13)	4.2% (2013Q2 to 2021Q1)	\$755 psf
15 Canberra Drive #03-31	1,045	\$719 psf (Jun 13)	4.2% (2013Q2 to 2021Q1)	\$749 psf
23 Canberra Drive #02-48	1,077	\$715 psf (Jun 13)	4.2% (2013Q2 to 2021Q1)	\$745 psf

Address	Area sqft	Last Sold	SRX Price Index Change	Index PSF (2021Q1)
7 Canberra Drive #02-13	1,044	\$724 psf (Jun 13)	4.2% (2013Q2 to 2021Q1)	\$755 psf
5 Canberra Drive #02-09	1,044	\$733 psf (Jun 13)	4.2% (2013Q2 to 2021Q1)	\$764 psf
7 Canberra Drive #02-16	1,066	\$685 psf (May 13)	4.2% (2013Q2 to 2021Q1)	\$714 psf
11 Canberra Drive #03-22	1,076	\$762 psf (May 13)	4.2% (2013Q2 to 2021Q1)	\$794 psf
9 Canberra Drive #03-19	1,012	\$672 psf (May 13)	4.2% (2013Q2 to 2021Q1)	\$700 psf
5 Canberra Drive #03-11	1,066	\$689 psf (May 13)	4.2% (2013Q2 to 2021Q1)	\$718 psf
15 Canberra Drive #03-32	1,044	\$744 psf (May 13)	4.2% (2013Q2 to 2021Q1)	\$775 psf
7 Canberra Drive #03-14	1,044	\$741 psf (May 13)	4.2% (2013Q2 to 2021Q1)	\$772 psf
9 Canberra Drive #02-19	1,011	\$671 psf (May 13)	4.2% (2013Q2 to 2021Q1)	\$699 psf
3 Canberra Drive #03-07	947	\$722 psf (May 13)	4.2% (2013Q2 to 2021Q1)	\$752 psf
9 Canberra Drive #02-18	1,034	\$739 psf (May 13)	4.2% (2013Q2 to 2021Q1)	\$770 psf
13 Canberra Drive #02-28	1,045	\$737 psf (May 13)	4.2% (2013Q2 to 2021Q1)	\$768 psf
7 Canberra Drive #03-13	1,045	\$723 psf (May 13)	4.2% (2013Q2 to 2021Q1)	\$753 psf
25 Canberra Drive #01-50	1,205	\$610 psf (Apr 13)	4.2% (2013Q2 to 2021Q1)	\$636 psf
9 Canberra Drive #03-18	1,033	\$738 psf (Apr 13)	4.2% (2013Q2 to 2021Q1)	\$769 psf
23 Canberra Drive #01-46	1,237	\$605 psf (Apr 13)	4.2% (2013Q2 to 2021Q1)	\$630 psf
13 Canberra Drive #03-27	1,055	\$712 psf (Apr 13)	4.2% (2013Q2 to 2021Q1)	\$742 psf
13 Canberra Drive #02-27	1,055	\$720 psf (Apr 13)	4.2% (2013Q2 to 2021Q1)	\$750 psf
13 Canberra Drive #02-25	1,259	\$670 psf (Mar 13)	6.6% (2013Q1 to 2021Q1)	\$714 psf
11 Canberra Drive #02-21	1,259	\$687 psf (Mar 13)	6.6% (2013Q1 to 2021Q1)	\$732 psf
7 Canberra Drive #01-16	1,248	\$611 psf (Mar 13)	6.6% (2013Q1 to 2021Q1)	\$651 psf
17 Canberra Drive #02-33	1,249	\$702 psf (Feb 13)	6.6% (2013Q1 to 2021Q1)	\$748 psf
5 Canberra Drive #03-10	1,260	\$672 psf (Feb 13)	6.6% (2013Q1 to 2021Q1)	\$716 psf
23 Canberra Drive #03-48	1,076	\$715 psf (Feb 13)	6.6% (2013Q1 to 2021Q1)	\$762 psf
13 Canberra Drive #03-25	1,259	\$670 psf (Feb 13)	6.6% (2013Q1 to 2021Q1)	\$714 psf
3 Canberra Drive #02-05	1,066	\$721 psf (Feb 13)	6.6% (2013Q1 to 2021Q1)	\$768 psf
1 Canberra Drive #01-04	1,206	\$593 psf (Feb 13)	6.6% (2013Q1 to 2021Q1)	\$632 psf
1 Canberra Drive #02-01	958	\$703 psf (Jan 13)	6.6% (2013Q1 to 2021Q1)	\$749 psf
9 Canberra Drive #02-20	936	\$682 psf (Dec 12)	9.7% (2012Q4 to 2021Q1)	\$748 psf
15 Canberra Drive #02-29	1,055	\$740 psf (Dec 12)	9.7% (2012Q4 to 2021Q1)	\$811 psf
7 Canberra Drive #02-15	947	\$701 psf (Nov 12)	9.7% (2012Q4 to 2021Q1)	\$769 psf
5 Canberra Drive #01-12	1,206	\$593 psf (Oct 12)	9.7% (2012Q4 to 2021Q1)	\$650 psf
7 Canberra Drive #01-15	1,206	\$597 psf (Oct 12)	9.7% (2012Q4 to 2021Q1)	\$655 psf
3 Canberra Drive #01-08	1,206	\$621 psf (Sep 12)	15.0% (2012Q3 to 2021Q1)	\$714 psf

Address	Area sqft	Last Sold	SRX Price Index Change	Index PSF (2021Q1)
25 Canberra Drive #02-52	1,248	\$686 psf (Sep 12)	15.0% (2012Q3 to 2021Q1)	\$789 psf
15 Canberra Drive #03-29	1,055	\$722 psf (Sep 12)	15.0% (2012Q3 to 2021Q1)	\$830 psf
25 Canberra Drive #03-52	1,249	\$667 psf (Sep 12)	15.0% (2012Q3 to 2021Q1)	\$767 psf
19 Canberra Drive #03-37	1,249	\$705 psf (Aug 12)	15.0% (2012Q3 to 2021Q1)	\$811 psf
21 Canberra Drive #01-42	1,205	\$606 psf (Aug 12)	15.0% (2012Q3 to 2021Q1)	\$697 psf
23 Canberra Drive #01-48	1,249	\$634 psf (Aug 12)	15.0% (2012Q3 to 2021Q1)	\$729 psf
21 Canberra Drive #02-44	1,248	\$658 psf (Jul 12)	15.0% (2012Q3 to 2021Q1)	\$756 psf
9 Canberra Drive #01-20	1,249	\$578 psf (Jul 12)	15.0% (2012Q3 to 2021Q1)	\$665 psf
19 Canberra Drive #03-39	1,270	\$709 psf (Jul 12)	15.0% (2012Q3 to 2021Q1)	\$815 psf
21 Canberra Drive #03-44	1,249	\$661 psf (Jul 12)	15.0% (2012Q3 to 2021Q1)	\$760 psf
1 Canberra Drive #01-01	1,237	\$632 psf (Jul 12)	15.0% (2012Q3 to 2021Q1)	\$727 psf
9 Canberra Drive #03-20	937	\$679 psf (Jul 12)	15.0% (2012Q3 to 2021Q1)	\$781 psf
5 Canberra Drive #01-11	1,248	\$613 psf (Jul 12)	15.0% (2012Q3 to 2021Q1)	\$705 psf
9 Canberra Drive #02-17	1,023	\$726 psf (Jul 12)	15.0% (2012Q3 to 2021Q1)	\$835 psf
1 Canberra Drive #03-01	958	\$727 psf (Jul 12)	15.0% (2012Q3 to 2021Q1)	\$836 psf
5 Canberra Drive #02-10	1,260	\$665 psf (Jun 12)	17.4% (2012Q2 to 2021Q1)	\$781 psf
3 Canberra Drive #01-07	1,206	\$612 psf (Jun 12)	17.4% (2012Q2 to 2021Q1)	\$719 psf
11 Canberra Drive #01-22	1,248	\$639 psf (Jun 12)	17.4% (2012Q2 to 2021Q1)	\$750 psf
3 Canberra Drive #03-06	1,043	\$740 psf (Jun 12)	17.4% (2012Q2 to 2021Q1)	\$869 psf
3 Canberra Drive #01-05	1,249	\$645 psf (Jun 12)	17.4% (2012Q2 to 2021Q1)	\$757 psf
Average Index PSF				\$777 psf

Based on an average index PSF of **\$777 psf** for all the similar units, the **AIP** for 25 Canberra Drive #02-51 is **\$818,958** (\$777 psf, 1054 sqft).

What would a typical mortgage for the Index Price be?

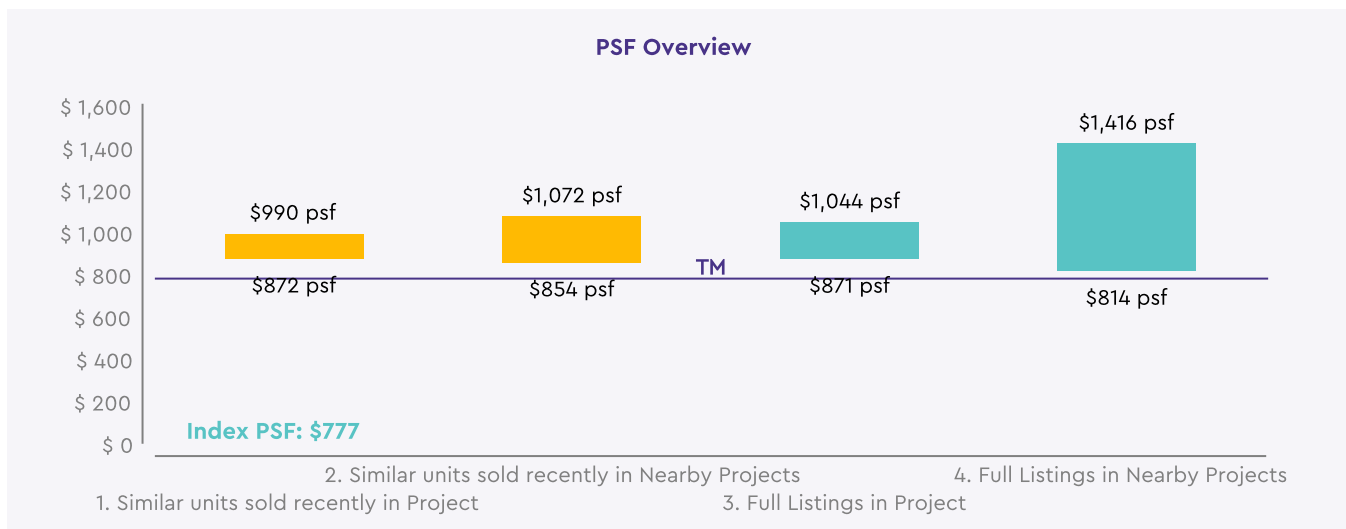
Based on an Index Price of \$818,958, a 30-year loan at 3.5% interest and 25% downpayment, the monthly mortgage is **\$2,758**.

Investing

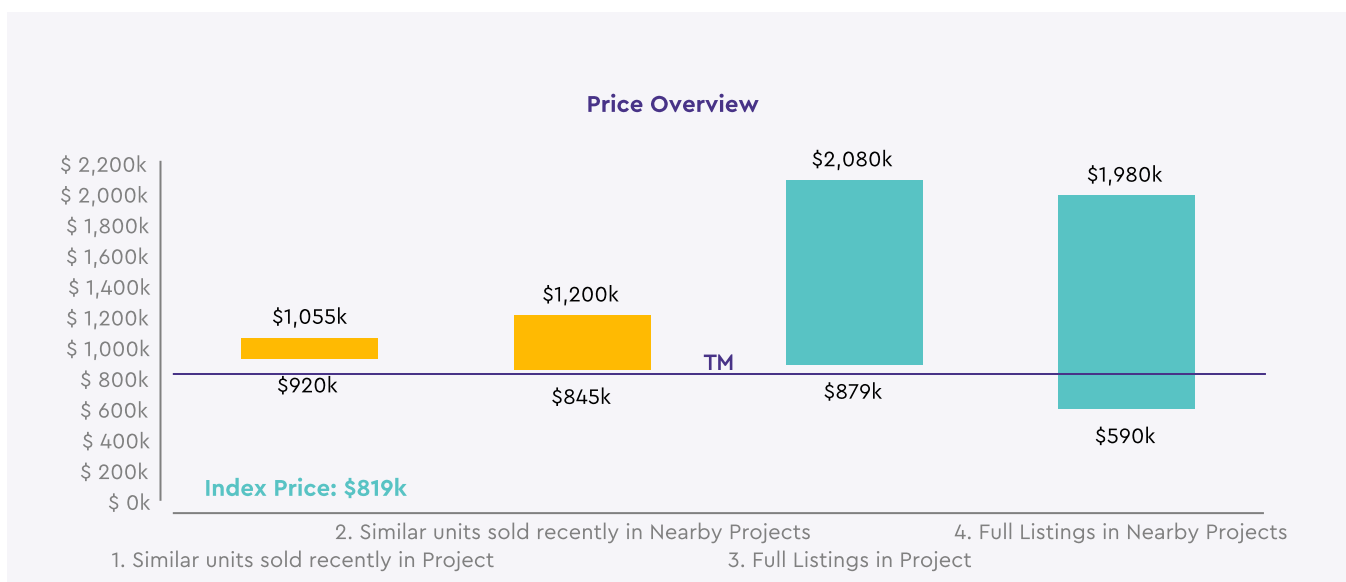
How does the index price for 25 Canberra Drive #02-51 compare with the other price ranges discussed earlier?

The chart below shows, in 1 visual, the Index Price and Index Psf with respect to other transacted and listing price ranges discussed earlier.

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



* : Adjusted psf's for X-value calculation



Investing

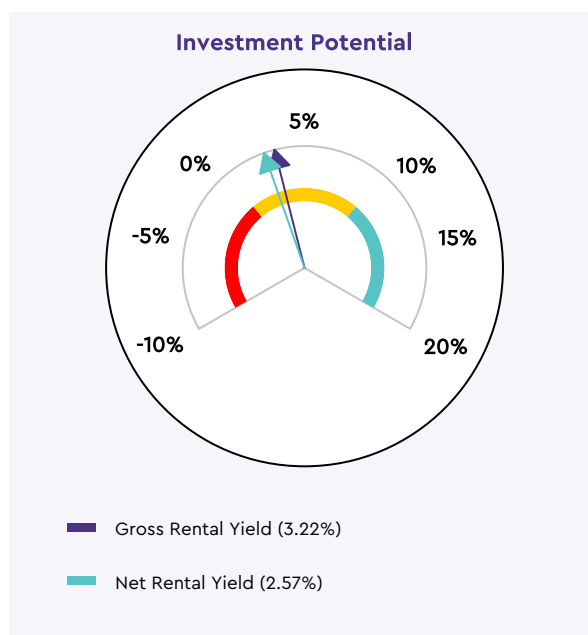
What are the recent rental yields in 1 Canberra?

Good property price appreciations are usually associated with higher rental yields.

Gross Rental Yield of a property is its rental income divided by its sale price.

Net Rental Yield is the rental income minus taxes and expenses, divided by its sale price.

Return on Equity (ROE) is the rental income minus taxes & expenses & bank loan interest, divided by the downpayment. It is a percentage measure of the return on the real estate investment property.



Project	Gross Rental Yield	Net Rental Yield	Return on Equity
1 Canberra	3.22%	2.57%	-0.21%
Eight Courtyards	2.96%	2.37%	-1.03%
The Nautical	3.30%	2.64%	0.07%
Canberra Residences	3.33%	2.67%	0.16%
The Brownstone	3.06%	2.45%	-0.70%

The table above shows an estimate of the average comparative rental yield for Condominiums in 1 Canberra and other comparable projects.

Note:

- (a) Assume 20% expenses to obtain net income. This typically covers property taxes, maintenance, insurance, repairs, agent commission.
- (b) Return on Equity (ROE) calculations are based on 75% loan at an interest rate of 3.5% per annum. We assume pure interest bank loan with no capital repayment.
- (c) Projects marked with * have their project rentals estimated from all Condominiums along the same street as the project. For uncompleted projects, this may be an indication of its investment potential.
- (d) Refer to Annex for the rental yield derivation of 1 Canberra.

Rental yield calculations for Condominiums in 1 Canberra

To derive the rental yield of a project, we will find the average yield of 3 sample units. The first unit is a typical rented unit with low rent (25th percentile). The second one represents medium rent (50th percentile) and third one represents a unit with high rent (75th percentile).

	25th percentile	50th percentile	75th percentile
Size*	1,054 sqft	1,065 sqft	1,248 sqft
A Sale price*	\$938,200	\$980,000	\$1,190,000
B Down payment (25%)	\$234,550	\$245,000	\$297,500
C Housing Loan (75%)	\$703,650	\$735,000	\$892,500
D Yearly interest repayment (3.5% interest * [C])	3.5% * \$703,650 = \$24,628	3.5% * \$735,000 = \$25,725	3.5% * \$892,500 = \$31,238
E Rent (psf) per month	\$2.39	\$2.46	\$2.55
F Rent (p.m.) [size]x[E]	\$2,523	\$2,626	\$3,182
G Gross Rent per annum	\$30,270	\$31,518	\$38,183
H 20% expenses	\$6,054	\$6,304	\$7,637
I Gross income = [G] - [H]	\$24,216	\$25,214	\$30,546
J Net income = [I] - [D]	-\$412	-\$511	-\$691
K Gross Yield = [G] / [A]	3.23%	3.22%	3.21%
L Net Yield = [I] / [A]	2.58%	2.57%	2.57%
M Return on Equity (ROE) = [J] / [B]	-0.18%	-0.21%	-0.23%
Avg Gross Yield:	3.22%	Avg Net Yield:	2.57%
		Avg ROE:	-0.21%

* Sale Price & Size for each unit is based on the respective Sale PSF percentiles of caveats lodged for the project in the last quarter.

All listings are active as at Jul 20, 2021. They are last posted within 1 month from various sources. Highlighted in yellow are the highest and lowest asking prices / psf.

SRX Sale Listings in 1 Canberra

Sale Address	Asking	PSF	Built sqft	Bedrooms	Posted	Days on Market
Canberra Drive	\$879k	\$928	947	3	Jul 18, 2021	1
Canberra Drive	\$1,050k	\$871	1,206	3	Jul 17, 2021	43
Canberra Drive	\$960k	\$1,014	947	3	Jul 16, 2021	100
Canberra Drive	\$938k	\$990	947	3	Jul 10, 2021	9
Canberra Drive	\$2,049k	\$907	2,260	4	Jul 6, 2021	366
Canberra Drive	\$1,268k	\$1,015	1,249	3	Jun 29, 2021	20
Canberra Drive	\$1,000k	\$958	1,044	3	Jun 27, 2021	22
Canberra Drive	\$920k	\$971	947	3	Jun 7, 2021	62
Canberra Drive	\$2,080k	\$886	2,347	4	May 28, 2021	52
Canberra Drive	\$2,080k	\$886	2,347	4	May 24, 2021	56
Canberra Drive	\$2,080k	\$886	2,347	4	May 24, 2021	56
Canberra Drive	\$2,049k	\$907	2,260	4	Mar 21, 2021	326
Canberra Drive	\$898k	\$948	947	3	Mar 17, 2021	124
1 Canberra	\$989k	\$1,044	947	3	Jan 31, 2021	343
Canberra Drive	\$1,200k	\$929	1,292	3	Dec 22, 2020	349
1 canberra	\$969k	\$918	1,055	3	Jul 26, 2020	358

Other Sale Listings in 1 Canberra

Sale Address	Asking	PSF	Built sqft	Bedrooms	Posted	Days on Market
5 Canberra Drive	\$1,085k	\$1,039	1,044	3	Jul 18, 2021	2
Canberra Drive	\$1,250k	\$961	1,301	2	Jul 18, 2021	2
15 Canberra Drive	\$1,088k	\$1,042	1,044	3	Jul 17, 2021	3
15 Canberra Drive	\$1,089k	\$1,032	1,055	3	Jul 17, 2021	11
3 Canberra Drive	\$1,020k	\$957	1,066	3	Jul 16, 2021	52
3 Canberra Drive	\$1,060k	\$1,026	1,033	3	Jul 16, 2021	48
3 Canberra Drive	\$980k	\$968	1,012	3	Jul 13, 2021	7
11 Canberra Drive	\$1,260k	\$1,001	1,259	3	Jul 12, 2021	8
21 Canberra Drive	\$1,080k	\$1,024	1,055	3	Jul 11, 2021	13
3 Canberra Drive	\$1,068k	\$1,002	1,066	3	Jul 8, 2021	77
Canberra Drive	\$975k	\$924	1,055	3	Jul 4, 2021	17
9 Canberra Drive	\$900k	\$880	1,023	3	Jul 3, 2021	30

Sale Address	Asking	PSF	Built sqft	Bedrooms	Posted	Days on Market
9 Canberra Drive	\$950k	\$929	1,023	3	Jul 2, 2021	75
3 Canberra Drive	\$980k	\$1,023	958	3	Jun 30, 2021	327
21 Canberra Drive	\$1,250k	\$1,001	1,249	3	Jun 28, 2021	71
13 Canberra Drive	\$1,180k	\$913	1,292	3	Jun 25, 2021	75
13 Canberra Drive	\$998k	\$928	1,076	3	Jun 21, 2021	91

SRX Sale Listings in other comparable projects

Sale Address	Asking	PSF	Built sqft	Bedrooms	Posted	Days on Market
Sembawang Crescent	\$1,428k	\$1,097	1,302	4	Jul 19, 2021	0
Sembawang Crescent	\$1,500k	\$1,142	1,313	4	Jul 19, 2021	14
Canberra Drive	\$1,220k	\$1,121	1,088	3	Jul 18, 2021	269
Jalan Sendudok	\$799k	\$1,046	764	2	Jul 17, 2021	59
Jalan Sendudok	\$1,600k	\$1,026	1,560	4	Jul 17, 2021	22
Canberra Drive	\$1,080k	\$1,180	915	3	Jul 16, 2021	16
Canberra Drive	\$1,250k	\$943	1,325	3	Jul 16, 2021	64
Canberra Drive	\$1,360k	\$1,181	1,152	4	Jul 16, 2021	3
Canberra Drive	\$1,100k	\$1,148	958	3	Jul 15, 2021	23
Canberra Drive	\$1,320k	\$1,212	1,089	3	Jul 15, 2021	270
Sembawang Crescent	\$1,350k	\$1,091	1,238	3	Jul 15, 2021	14
Canberra Drive	\$1,500k	\$982	1,528	3	Jul 15, 2021	123
Canberra Drive	\$898k	\$1,043	861	2	Jul 14, 2021	62
Canberra Drive	\$930k	\$981	948	2	Jul 14, 2021	795
Canberra Drive	\$1,589k	\$1,154	1,377	4	Jul 14, 2021	68
Jalan Sendudok	\$830k	\$1,086	764	2	Jul 13, 2021	104
Canberra Drive	\$878k	\$1,020	861	2	Jul 13, 2021	77
Canberra Drive	\$1,180k	\$1,086	1,087	3	Jul 13, 2021	6
Canberra Drive	\$1,360k	\$1,181	1,152	4	Jul 13, 2021	139
Jalan Sendudok	\$1,850k	\$950	1,948	4	Jul 13, 2021	70
Canberra Drive	\$1,250k	\$943	1,325	3	Jul 12, 2021	7
Sembawang Crescent	\$1,428k	\$1,097	1,302	4	Jul 12, 2021	5
Sembawang Crescent	\$1,428k	\$1,097	1,302	4	Jul 12, 2021	4
Sembawang Crescent	\$1,780k	\$1,117	1,593	5	Jul 12, 2021	4
Sembawang Crescent	\$1,780k	\$1,117	1,593	5	Jul 12, 2021	4
Skypark Residences	\$1,050k	\$911	1,152	3	Jul 11, 2021	8
Sembawang Crescent	\$1,250k	\$1,085	1,152	3	Jul 11, 2021	8
Canberra Drive	\$850k	\$1,000	850	2	Jul 10, 2021	176
Canberra Drive	\$1,298k	\$980	1,325	3	Jul 10, 2021	59

SRX Sale Listings in other comparable projects

Sale Address	Asking	PSF	Built sqft	Bedrooms	Posted	Days on Market
Canberra Drive	\$878k	\$1,020	861	2	Jul 9, 2021	247
Sembawang Crescent	\$1,650k	\$1,080	1,528	4	Jul 9, 2021	80
Canberra Drive	\$860k	\$999	861	2	Jul 8, 2021	214
Canberra Drive	\$878k	\$1,020	861	2	Jul 8, 2021	49
Sembawang Drive	\$1,230k	\$1,077	1,142	3	Jul 8, 2021	12
Canberra Drive	\$640k	\$1,416	452	1	Jul 7, 2021	37
Canberra Drive	\$878k	\$1,020	861	2	Jul 7, 2021	262
Canberra Drive	\$1,298k	\$980	1,324	3	Jul 6, 2021	34
Sembawang Crescent	\$1,300k	\$1,049	1,239	3	Jul 6, 2021	13
Canberra Drive	\$1,180k	\$1,086	1,087	3	Jul 5, 2021	28
Sembawang Crescent	\$1,980k	\$1,150	1,722	5	Jul 4, 2021	28
Sembawang Crescent	\$1,680k	\$1,055	1,592	5	Jul 1, 2021	18
Canberra Drive	\$950k	\$1,064	893	2	Jun 30, 2021	27
Sembawang Crescent	\$1,200k	\$1,043	1,151	3	Jun 30, 2021	19
Sembawang Crescent	\$1,300k	\$1,051	1,237	3	Jun 29, 2021	571
Canberra Drive	\$978k	\$988	990	3	Jun 28, 2021	164
Canberra Drive	\$1,050k	\$929	1,130	2	Jun 28, 2021	34
Canberra Drive	\$1,050k	\$1,096	958	3	Jun 28, 2021	77
Canberra Drive	\$1,298k	\$980	1,324	3	Jun 28, 2021	142
Canberra Drive	\$1,320k	\$1,212	1,089	3	Jun 28, 2021	167
Canberra Drive	\$1,320k	\$1,212	1,089	3	Jun 28, 2021	140
Jalan Sendudok	\$1,600k	\$895	1,787	4	Jun 28, 2021	75
Jalan Sendudok	\$950k	\$1,243	764	2	Jun 27, 2021	536
Jalan Sendudok	\$1,250k	\$993	1,259	3	Jun 27, 2021	22
Sembawang Crescent	\$1,980k	\$1,150	1,722	5	Jun 27, 2021	28
Sembawang Crescent	\$1,300k	\$1,051	1,237	3	Jun 26, 2021	23
Sembawang Crescent	\$1,680k	\$982	1,711	5	Jun 26, 2021	99
Canberra Drive	\$856k	\$947	904	2	Jun 25, 2021	97
Canberra Drive	\$950k	\$1,064	893	2	Jun 25, 2021	24
Canberra Drive	\$1,279k	\$1,110	1,152	3	Jun 24, 2021	25
Sembawang Crescent	\$1,301k	\$1,051	1,238	4	Jun 22, 2021	431
Jalan Sendudok	\$1,050k	\$938	1,119	3	Jun 21, 2021	28
Sembawang Crescent	\$1,180k	\$1,025	1,151	3	Jun 21, 2021	28
Canberra Drive	\$1,180k	\$1,086	1,087	3	Jun 21, 2021	28
Sembawang Crescent	\$1,980k	\$1,150	1,722	5	Jun 21, 2021	28
Canberra Drive	\$868k	\$1,008	861	2	Jun 20, 2021	109

SRX Sale Listings in other comparable projects

Sale Address	Asking	PSF	Built sqft	Bedrooms	Posted	Days on Market
Canberra Drive	\$878k	\$1,020	861	2	Jun 20, 2021	59
Canberra Drive	\$1,189k	\$1,094	1,087	3	Jun 19, 2021	30
Canberra Drive	\$1,180k	\$1,086	1,087	3	Jun 17, 2021	101
Canberra Drive	\$1,180k	\$1,086	1,087	3	Jun 17, 2021	101
Skypark Residences	\$1,380k	\$1,051	1,313	4	Jun 15, 2021	35
Canberra Drive	\$860k	\$951	904	2	Jun 12, 2021	37
Eight Courtyards	\$985k	\$915	1,076		Jun 12, 2021	38
Canberra Drive	\$1,298k	\$981	1,323	3	Jun 11, 2021	109
Canberra Drive	\$1,350k	\$1,183	1,141	3	Jun 6, 2021	43
Canberra Drive	\$1,298k	\$980	1,325	3	Jun 5, 2021	100
Canberra Drive	\$1,298k	\$980	1,324	3	May 28, 2021	52
Canberra Drive	\$1,298k	\$980	1,325	3	May 28, 2021	52
Canberra Drive	\$1,298k	\$980	1,324	3	May 28, 2021	52
Canberra Drive	\$950k	\$1,038	915	3	May 27, 2021	53
Canberra Drive	\$1,180k	\$1,086	1,087	3	Apr 30, 2021	102
Canberra Drive	\$1,180k	\$1,086	1,087	3	Apr 30, 2021	80
Canberra Drive	\$1,180k	\$1,086	1,087	3	Apr 28, 2021	82
Canberra Drive	\$1,180k	\$1,086	1,087	3	Apr 28, 2021	82
Jalan Sendudok	\$1,539k	\$966	1,593	4	Apr 28, 2021	146
Canberra Drive	\$1,298k	\$980	1,324	3	Apr 24, 2021	149
18 Canberra Drive	\$1,278k	\$1,109	1,152	3	Apr 23, 2021	87
Canberra Drive	\$650k	\$929	700	1	Apr 14, 2021	96
Canberra Drive	\$1,180k	\$1,086	1,087	3	Apr 9, 2021	101
Canberra Drive	\$1,180k	\$1,086	1,087	3	Apr 8, 2021	102
Sembawang Crescent	\$1,620k	\$1,017	1,593	5	Apr 1, 2021	291
Canberra Drive	\$1,259k	\$950	1,325	3	Mar 19, 2021	287
Canberra Drive	\$969k	\$957	1,012	2	Mar 16, 2021	125
Canberra Drive	\$1,298k	\$980	1,324	3	Mar 10, 2021	131
Canberra Drive	\$1,350k	\$842	1,604	3	Jan 22, 2021	280
Canberra Drive	\$878k	\$1,020	861	2	Nov 18, 2020	243
Sembawang Crescent	\$1,600k	\$1,004	1,593	5	Oct 26, 2020	267
Sembawang Crescent	\$1,230k	\$1,069	1,151	3	Aug 30, 2020	326

Other Sale Listings in other comparable projects

Sale Address	Asking	PSF	Built sqft	Bedrooms	Posted	Days on Market
Skypark Residences	\$1,380k	\$1,060	1,302	4	Jul 18, 2021	112

Sale Address	Asking	PSF	Built sqft	Bedrooms	Posted	Days on Market
Sembawang Drive	\$1,750k	\$1,145	1,528	4	Jul 18, 2021	39
Skypark Residences	\$1,950k	\$1,133	1,721	5	Jul 18, 2021	76
Sembawang Drive	\$1,980k	\$1,150	1,722	5	Jul 18, 2021	50
Eight Courtyards	\$600k	\$1,328	452	1	Jul 17, 2021	168
Eight Courtyards	\$878k	\$1,020	861	2	Jul 17, 2021	45
Eight Courtyards	\$1,050k	\$1,096	958	3	Jul 17, 2021	72
Skypark Residences	\$1,150k	\$999	1,151	5	Jul 17, 2021	5
Skypark Residences	\$1,198k	\$1,050	1,141	3	Jul 17, 2021	6
The Nautical	\$1,268k	\$1,133	1,119	3	Jul 17, 2021	3
Skypark Residences	\$1,320k	\$1,146	1,152	3	Jul 17, 2021	17
Eight Courtyards	\$1,333k	\$1,227	1,087	3	Jul 17, 2021	36
The Nautical	\$1,360k	\$980	1,388	3	Jul 17, 2021	3
Skypark Residences	\$1,388k	\$1,057	1,313	4	Jul 17, 2021	15
Canberra Residences	\$1,500k	\$982	1,528	3	Jul 17, 2021	122
Sembawang Drive	\$1,620k	\$1,018	1,592	4	Jul 17, 2021	142
Canberra Residences	\$890k	\$985	904	3	Jul 16, 2021	96
Eight Courtyards	\$950k	\$1,064	893	2	Jul 16, 2021	72
Eight Courtyards	\$988k	\$998	990	2	Jul 16, 2021	4
Eight Courtyards	\$1,120k	\$990	1,131	2	Jul 16, 2021	4
Eight Courtyards	\$1,150k	\$990	1,162	3	Jul 16, 2021	72
Eight Courtyards	\$1,150k	\$1,008	1,141	3	Jul 16, 2021	62
Eight Courtyards	\$1,200k	\$1,104	1,087	3	Jul 16, 2021	25
The Nautical	\$1,270k	\$1,135	1,119	3	Jul 16, 2021	10
Skypark Residences	\$1,428k	\$1,097	1,302	4	Jul 16, 2021	4
Sembawang Drive	\$1,589k	\$1,004	1,582	4	Jul 16, 2021	23
Eight Courtyards	\$640k	\$1,416	452	1	Jul 15, 2021	23
Canberra Residences	\$850k	\$887	958	2	Jul 15, 2021	195
Canberra Residences	\$850k	\$1,000	850	2	Jul 15, 2021	41
The Nautical	\$870k	\$1,139	764	2	Jul 15, 2021	5
Canberra Residences	\$889k	\$983	904	2	Jul 15, 2021	48
The Nautical	\$950k	\$1,146	829	3	Jul 15, 2021	5
Eight Courtyards	\$1,070k	\$947	1,130	2	Jul 15, 2021	144
Eight Courtyards	\$1,080k	\$956	1,130	2	Jul 15, 2021	143
Skypark Residences	\$1,428k	\$1,097	1,302	4	Jul 15, 2021	5
Sembawang Drive	\$1,489k	\$1,144	1,302	4	Jul 15, 2021	37
Skypark Residences	\$1,780k	\$1,118	1,592	5	Jul 15, 2021	5
Skypark Residences	\$1,780k	\$1,118	1,592	5	Jul 15, 2021	5
Eight Courtyards	\$878k	\$1,020	861	2	Jul 14, 2021	17
Eight Courtyards	\$1,039k	\$1,084	958	3	Jul 14, 2021	71
Eight Courtyards	\$1,050k	\$1,096	958	3	Jul 14, 2021	6

Sale Address	Asking	PSF	Built sqft	Bedrooms	Posted	Days on Market
Sembawang Drive	\$1,180k	\$1,034	1,141	3	Jul 14, 2021	20
The Nautical	\$1,600k	\$895	1,787	4	Jul 14, 2021	46
The Nautical	\$1,680k	\$924	1,819	4	Jul 14, 2021	131
Sembawang Drive	\$1,739k	\$1,092	1,592	5	Jul 14, 2021	49
Skypark Residences	\$1,950k	\$1,133	1,721	5	Jul 14, 2021	75
Eight Courtyards	\$900k	\$984	915	2	Jul 13, 2021	7
Eight Courtyards	\$1,050k	\$1,096	958	3	Jul 13, 2021	7
The Brownstone	\$1,069k	\$1,116	958	3	Jul 13, 2021	7
Sembawang Drive	\$1,980k	\$1,150	1,722	5	Jul 13, 2021	131
Eight Courtyards	\$878k	\$1,020	861	2	Jul 12, 2021	57
Eight Courtyards	\$950k	\$1,103	861	2	Jul 12, 2021	296
Eight Courtyards	\$1,288k	\$1,129	1,141	3	Jul 12, 2021	270
The Nautical	\$1,350k	\$1,195	1,130	3	Jul 12, 2021	13
Sembawang Drive	\$1,360k	\$1,045	1,302	4	Jul 12, 2021	8
Skypark Residences	\$1,399k	\$1,065	1,313	4	Jul 12, 2021	8
Canberra Residences	\$1,550k	\$814	1,905	4	Jul 12, 2021	50
Sembawang Drive	\$1,680k	\$1,055	1,592	5	Jul 12, 2021	8
Canberra Drive	\$915k	\$1,416	646	2	Jul 11, 2021	11
Eight Courtyards	\$1,150k	\$1,058	1,087	3	Jul 11, 2021	45
Eight Courtyards	\$1,200k	\$1,104	1,087	3	Jul 11, 2021	25
Sembawang Drive	\$1,550k	\$1,181	1,313	4	Jul 11, 2021	42
Eight Courtyards	\$700k	\$1,275	549	-	Jul 10, 2021	20
Eight Courtyards	\$1,180k	\$1,086	1,087	3	Jul 10, 2021	32
Skypark Residences	\$1,250k	\$1,095	1,142	3	Jul 10, 2021	34
Canberra Residences	\$1,500k	\$982	1,528	4	Jul 10, 2021	40
The Nautical	\$1,680k	\$940	1,788	4	Jul 10, 2021	10
The Nautical	\$1,680k	\$929	1,808	4	Jul 10, 2021	10
Eight Courtyards	\$918k	\$1,066	861	2	Jul 9, 2021	11
Canberra Residences	\$1,300k	\$981	1,325	3	Jul 9, 2021	26
Eight Courtyards	\$1,046k	\$1,092	958	3	Jul 8, 2021	51
Eight Courtyards	\$1,289k	\$1,188	1,085	3	Jul 8, 2021	42
Skypark Residences	\$1,489k	\$1,134	1,313	4	Jul 8, 2021	32
Skypark Residences	\$1,168k	\$1,023	1,142	3	Jul 7, 2021	83
Canberra Residences	\$1,200k	\$1,072	1,119	3	Jul 7, 2021	13
The Nautical	\$1,700k	\$999	1,701	4	Jul 7, 2021	13
Canberra Residences	\$980k	\$911	1,076	2	Jul 6, 2021	14
The Nautical	\$1,399k	\$1,007	1,389	3	Jul 6, 2021	52
The Nautical	\$1,539k	\$967	1,592	4	Jul 6, 2021	18
Eight Courtyards	\$1,680k	\$1,069	1,572	4	Jul 6, 2021	38
Eight Courtyards	\$1,190k	\$1,095	1,087	3	Jul 5, 2021	15

Sale Address	Asking	PSF	Built sqft	Bedrooms	Posted	Days on Market
Skypark Residences	\$1,498k	\$1,210	1,238	4	Jul 5, 2021	15
Skypark Residences	\$1,680k	\$1,055	1,592	5	Jul 5, 2021	67
Skypark Residences	\$1,250k	\$1,096	1,141	3	Jul 4, 2021	62
Canberra Residences	\$1,650k	\$815	2,024	4	Jul 4, 2021	276
The Nautical	\$648k	\$1,137	570	-	Jul 3, 2021	91
Eight Courtyards	\$878k	\$1,020	861	2	Jul 3, 2021	78
Eight Courtyards	\$1,180k	\$1,086	1,087	3	Jul 3, 2021	82
Eight Courtyards	\$878k	\$1,020	861	2	Jul 1, 2021	60
Canberra Residences	\$880k	\$974	904	2	Jul 1, 2021	19
Eight Courtyards	\$950k	\$1,103	861	2	Jul 1, 2021	94
Eight Courtyards	\$1,320k	\$1,212	1,089	3	Jul 1, 2021	19
Skypark Residences	\$1,380k	\$1,060	1,302	4	Jul 1, 2021	61
The Brownstone	\$895k	\$1,053	850	2	Jun 29, 2021	21
Eight Courtyards	\$1,120k	\$1,030	1,087	3	Jun 29, 2021	46
Eight Courtyards	\$949k	\$1,001	948	2	Jun 28, 2021	125
Eight Courtyards	\$1,186k	\$1,091	1,087	3	Jun 28, 2021	22
Skypark Residences	\$1,250k	\$1,095	1,142	3	Jun 28, 2021	22
Skypark Residences	\$1,580k	\$1,203	1,313	4	Jun 28, 2021	22
Eight Courtyards	\$1,050k	\$1,096	958	3	Jun 27, 2021	81
Canberra Residences	\$1,380k	\$903	1,528	3	Jun 27, 2021	23
Eight Courtyards	\$670k	\$1,196	560	-	Jun 25, 2021	26
Eight Courtyards	\$950k	\$1,003	947	2	Jun 25, 2021	161
Skypark Residences	\$1,350k	\$1,037	1,302	4	Jun 25, 2021	83
Canberra Residences	\$860k	\$951	904	2	Jun 23, 2021	45
Canberra Residences	\$860k	\$951	904	3	Jun 23, 2021	143
Canberra Residences	\$1,030k	\$957	1,076	3	Jun 23, 2021	38
Skypark Residences	\$1,350k	\$1,091	1,238	4	Jun 23, 2021	77
Canberra Residences	\$860k	\$951	904	3	Jun 22, 2021	38
Eight Courtyards	\$878k	\$1,020	861	2	Jun 22, 2021	28
Eight Courtyards	\$949k	\$991	958	2	Jun 22, 2021	42
Eight Courtyards	\$1,050k	\$1,096	958	3	Jun 22, 2021	28
Canberra Residences	\$860k	\$951	904	3	Jun 20, 2021	127
Canberra Residences	\$880k	\$889	990	2	Jun 20, 2021	72
Eight Courtyards	\$1,050k	\$1,096	958	3	Jun 20, 2021	62
Canberra Residences	\$860k	\$951	904	3	Jun 19, 2021	44
Eight Courtyards	\$590k	\$1,305	452	-	Jun 18, 2021	271
Canberra Residences	\$860k	\$951	904	2	Jun 18, 2021	61
The Nautical	\$1,130k	\$1,010	1,119	3	Jun 18, 2021	137
Sembawang Drive	\$1,680k	\$982	1,711	5	Jun 18, 2021	140
Skypark Residences	\$1,168k	\$1,023	1,142	3	Jun 16, 2021	34

Sale Address	Asking	PSF	Built sqft	Bedrooms	Posted	Days on Market
Skypark Residences	\$1,380k	\$1,060	1,302	4	Jun 15, 2021	93
Canberra Residences	\$898k	\$860	1,044	3	Nov 21, 2020	241

SRX Rental Listings in 1 Canberra

Sale Address	Asking	PSF	Built sqft	Bedrooms	Posted
Canberra Drive	\$1,700	\$4.86	350	1	May 21, 2021

Other Rental Listings in 1 Canberra

Rental Address	Asking	PSF	Built sqft	Bedrooms	Posted
3 Canberra Drive	\$1,599	\$4.22	379	1	Jul 15, 2021
Canberra Drive	\$3,000	\$2.84	1,055	3	Jul 10, 2021
17 Canberra Drive	\$3,200	\$2.91	1,100	3	Jul 9, 2021
1 Canberra Drive	\$3,200	\$2.46	1,300	3	Jul 6, 2021
9 Canberra Drive	\$3,200	\$3.42	936	3	Jun 17, 2021

SRX Rental Listings in other comparable projects

Sale Address	Asking	PSF	Built sqft	Bedrooms	Posted
Canberra Drive	\$3,500	\$3.07	1,141	3	Jul 9, 2021
Sembawang Crescent	\$4,600	\$2.89	1,592	5	Jun 24, 2021
Jalan Sendudok	\$2,300	\$3.01	764	2	Jun 21, 2021
Sembawang Crescent	\$5,888	\$3.42	1,722	5	Jun 21, 2021
Canberra Drive	\$3,200	\$2.42	1,324	3	Mar 4, 2021

Other Rental Listings in other comparable projects

Rental Address	Asking	PSF	Built sqft	Bedrooms	Posted
The Brownstone	\$3,200	\$3.23	990	3	Jul 18, 2021
The Nautical	\$3,480	\$3.11	1,119	3	Jul 17, 2021
Sembawang Drive	\$3,800	\$3.07	1,238	3	Jul 16, 2021
The Nautical	\$1,900	\$4.31	441	-	Jul 15, 2021
The Brownstone	\$2,499	\$3.12	800	2	Jul 14, 2021
Canberra Residences	\$2,900	\$2.90	1,000	3	Jul 13, 2021
Eight Courtyards	\$3,000	\$3.33	900	2	Jul 11, 2021
Eight Courtyards	\$3,100	\$2.85	1,087	3	Jul 9, 2021
Canberra Residences	\$2,900	\$2.64	1,100	3	Jul 6, 2021

Rental Address	Asking	PSF	Built sqft	Bedrooms	Posted
Eight Courtyards	\$3,500	\$3.01	1,163	3	Jul 5, 2021
The Brownstone	\$2,400	\$2.86	840	2	Jun 28, 2021
Eight Courtyards	\$1,900	\$3.39	560	-	Jun 25, 2021
Sembawang Drive	\$4,600	\$2.89	1,592	5	Jun 22, 2021
Eight Courtyards	\$1,800	\$3.98	452	-	Jun 21, 2021



Key/Legend for Significant Events

Quarter	Event	Details
1997Q2	Asian Financial Crisis	A period of financial assets suddenly losing a large part of their nominal value that gripped much of East Asia and raised fears of a worldwide economic meltdown due to financial contagion.
1999Q2	Dot-com Bubble	A period of time where stock markets in industrialized nations saw their equity value rise rapidly from growth in the Internet sector and related fields.
2002Q4	SARS	Viral respiratory disease epidemic originating from Southern China that spread across approximately thirty seven countries
2008Q2	Subprime Crisis	Came mainly from the fall of the non-oil exports in manufactured goods, induced by the overall deterioration of economic conditions in the US and Europe
2013Q4	Major Cooling Measures	Many actions taken effect by latest government policies pertaining to the residential property market. For more details and information, go to srx.com.sg/cooling-measures

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SRX crunches thousands of numbers to arrive at the analysis found in the Home Report. Using proprietary algorithms, SRX quickly processes raw data from the government and other publicly available sources, as well as data found in the SRX marketplace, to derive the analysis found in the report. This valuable information is time-sensitive, as the market is always changing. Therefore, we recommend that you update your understanding of the market by obtaining the latest Home Report, and discussing the housing market with trusted advisors.

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