

PropNex

Property Analysis Report

Standard

Reflections At Keppel Bay

1 Keppel Bay View, S(098402)

Condo



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Associate Advisor

PropNex Realty Pte Ltd

CEA: R069770F/L3008022J

HP: 85223812

• Selected Unit Information	1
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• Amenities (Within 1 km)	4
• Sale - 2 Bedrooms	5
• Sale - All Bedroom Types	10
• Disclaimer	21

PN-Value

\$1,986,000 (\$1,724 psf | 1,152 sqft)

Edge Fair Value

\$1,950,000 (\$1,693 psf | 1,152 sqft)

Selected Address:

1 Keppel Bay View, S(098402)

Type:

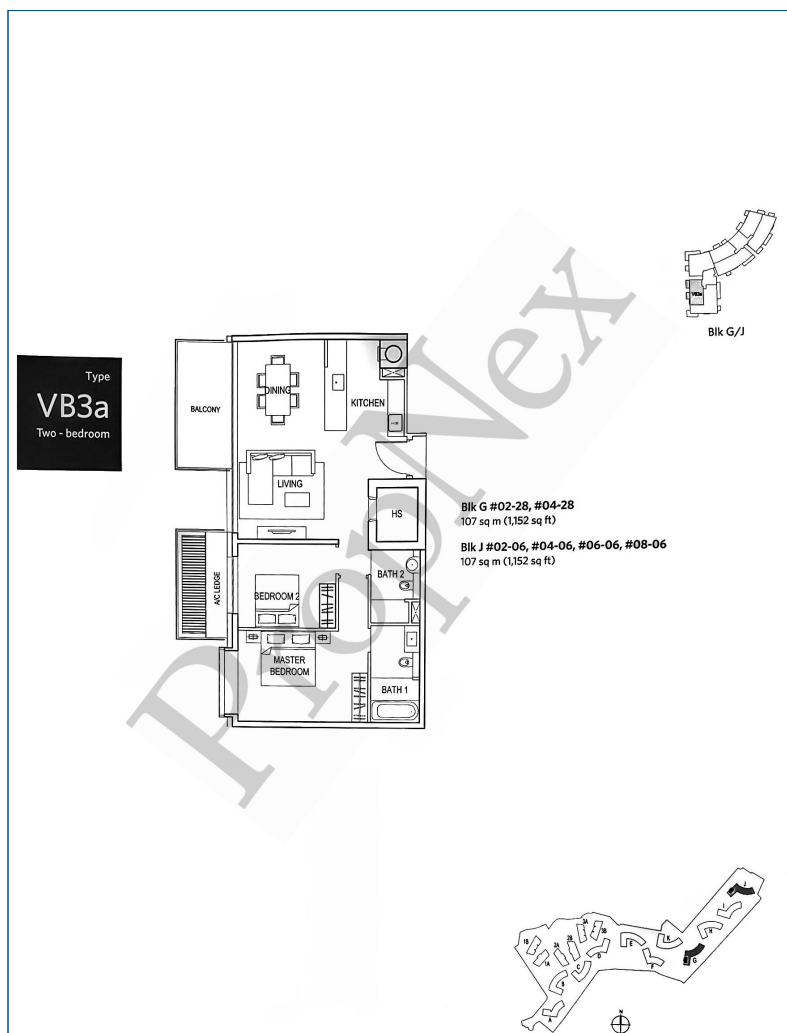
2 Bedrooms

Area:

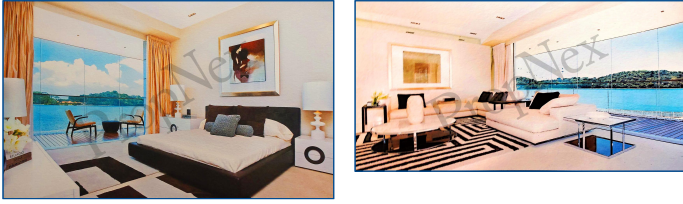
1,152sqft

PN-Value is PropNex's estimated market value of the Property. It is calculated using a computer-generated (Comparative Market Analysis) methodology with the most recent, relevant transactions. Use PN-Value as a starting point to determine the Property's price.

Floor Plan



Reflections At Keppel Bay

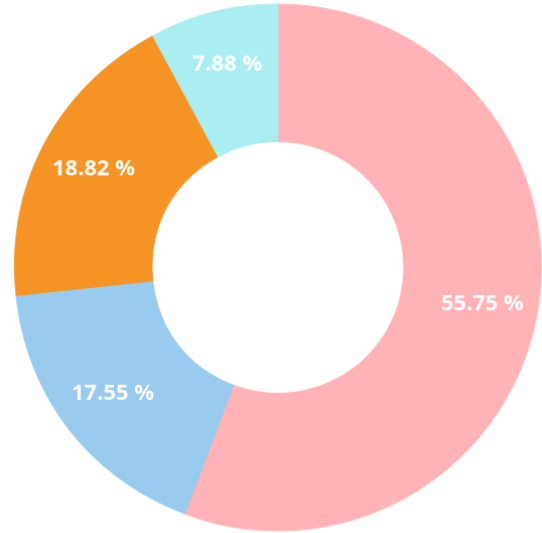


Type: Condo
Region: RCR
District: D04 - Telok Blangah, Harbourfront

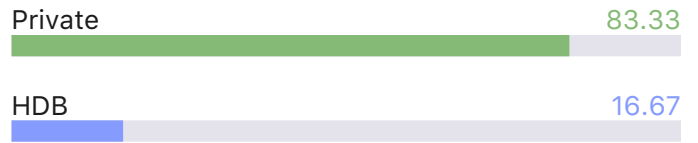
Subtown: Maritime Square
TOP: 2011
Tenure: 99 yrs from 15/03/2006
Land Size: 891,283 sqft / 82,803 sqm
GFA: 2,134,481 sqft / 198,300 sqm
Plot Ratio: 2.39
Total Units: 1129
Developer: Keppel Bay Pte Ltd
MCST: CBRE Pte Ltd

Residential Analysis

- 55.75% Singaporean
- 17.55% PR
- 18.82% Foreigner
- 7.88% Company



Purchase Address Indicator



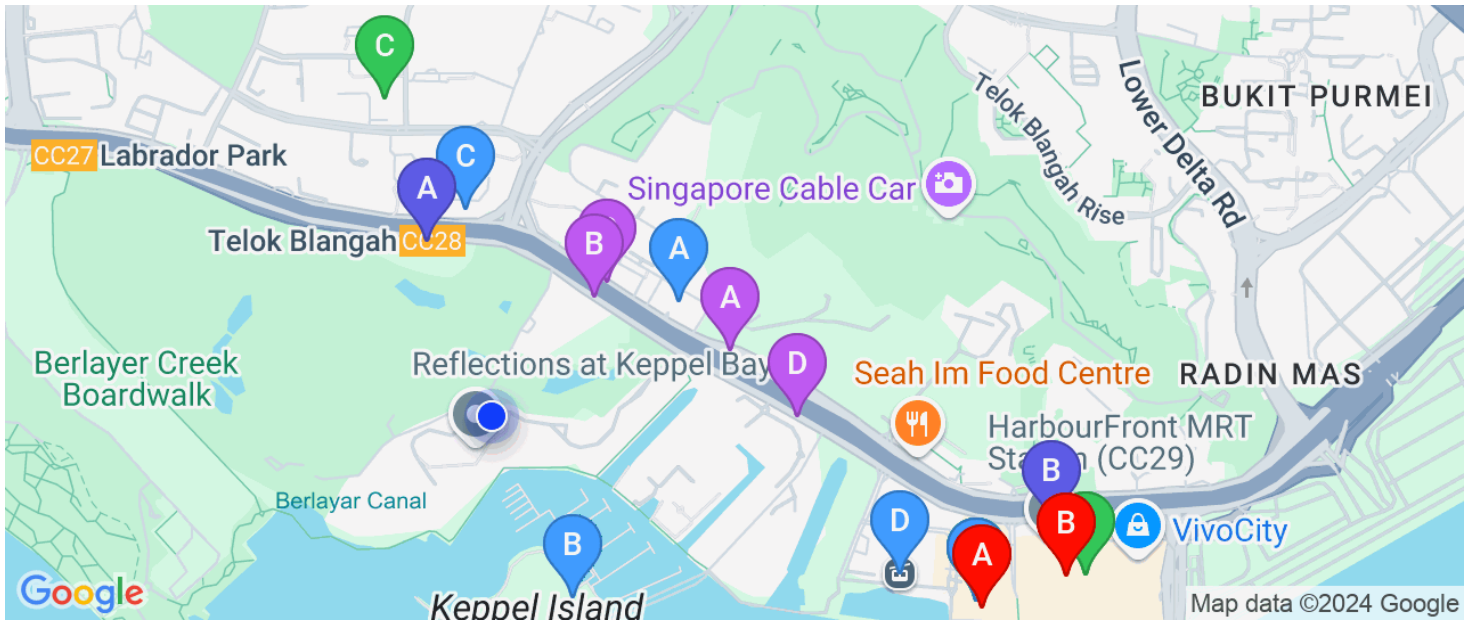
Unit Mix

Unit Type	Min(sqft)	Max(sqft)	No. Units
1-BEDROOM + With Study	775	872	6
2-BEDROOM	786	1292	296
2-BEDROOM + With Study	980	1410	66
3-BEDROOM	1098	2293	537
3-BEDROOM + Penthouse	3617	3617	1
3-BEDROOM + Penthouse,With Study	4919	4919	1
4-BEDROOM	2110	3078	80
4-BEDROOM + Penthouse	3724	3724	1
4-BEDROOM + Penthouse,With Study	4596	4596	1
4-BEDROOM + With Study	3078	3186	4
With Study	1055	1130	6

Project Site Plan



Reflections At Keppel Bay



MRT

A	Telok Blangah	0.59 km
B	Harbourfront	0.85 km
	Labrador Park	1.38 km
	Keppel	1.75 km

Bus Stops

A	Telok Blangah Rd 10, 100, 124, 131, 143, 145, 166, 188, 30, 57, 61, 93, 963,	0.13 km
B	Telok Blangah Rd 10, 100, 124, 131, 143, 145, 166, 188, 30, 57, 61, 93, 963,	0.23 km
C	Telok Blangah Rd 10, 100, 124, 131, 143, 145, 166, 188, 30, 57, 61, 93, 963,	0.24 km
D	Telok Blangah Rd 10, 100, 124, 131, 143, 145, 166, 188, 30, 57, 61, 93, 963,	0.28 km

Childcare

A	Little Seeds Preschool	0.16 km
B	Julia Gabriel Preschool Keppel Bay	0.51 km
C	Pcf Sparkletots Preschool @ Telok Blangah Blk 44 (Cc)	0.55 km
D	Kiddiwinkie Schoolhouse Pte Ltd	0.63 km
E	Agora-Colearning Spaces Pte. Ltd.	0.79 km

Primary Schools

	Blangah Rise Primary School	1.10 km
	Radin Mas Primary School	1.33 km
	CHIJ (Kellock)	1.68 km
	Gan Eng Seng Primary School	1.94 km

Secondary Schools

	CHIJ St. Theresa's Convent	1.20 km
	Bukit Merah Secondary School	1.95 km

Mall

A	HarbourFront Centre	0.81 km
B	VivoCity	0.93 km
	Depot Heights Shopping Centre	1.49 km
	Alexandra Retail Centre	1.59 km

International Schools

	Knightsbridge House International School	1.67 km
	ISS International School	1.69 km
	North London Collegiate School	1.70 km

Tertiary & Universities

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Groceries & Supermarkets

A	Cold Storage	0.79 km
B	Don Don Donki	0.79 km
C	Fairprice	0.84 km
D	Fairprice Xtra	0.96 km
E	The Seafood Market Place By Song Fish	0.96 km

Selected Address:
1 Keppel Bay View,
S(098402)

Type:
2 Bedrooms

Area:
1,152sqft

Estimated Value:
PN-Value: \$1,986,000
Edge Fair Value: \$1,950,000

Size Mix Transactions (3Y)

Size (sqft)	Price Range	Average Price	Volume
786	\$1,440,000- \$1,620,000 (\$1,833- \$2,062 PSF)	\$1,530,000 \$1,948 PSF	2
818	\$1,562,800 (\$1,910 PSF)	\$1,562,800 \$1,910 PSF	1
829	\$1,620,000 (\$1,955 PSF)	\$1,620,000 \$1,955 PSF	1
840	\$1,630,000 (\$1,941 PSF)	\$1,630,000 \$1,941 PSF	1
850	\$1,600,000 (\$1,882 PSF)	\$1,600,000 \$1,882 PSF	1
861	\$1,400,000 (\$1,626 PSF)	\$1,400,000 \$1,626 PSF	1
883	\$1,600,000- \$1,788,000 (\$1,813- \$2,026 PSF)	\$1,679,333 \$1,903 PSF	3
893	\$1,450,000- \$1,830,000 (\$1,623- \$2,048 PSF)	\$1,603,000 \$1,794 PSF	6
904	\$1,550,000 (\$1,714 PSF)	\$1,550,000 \$1,714 PSF	1
915	\$1,580,000- \$1,690,000 (\$1,727- \$1,847 PSF)	\$1,635,000 \$1,787 PSF	2
936	\$1,680,000 (\$1,794 PSF)	\$1,680,000 \$1,794 PSF	1
947	\$1,680,000 (\$1,774 PSF)	\$1,680,000 \$1,774 PSF	1
958	\$1,680,000- \$1,700,000 (\$1,754- \$1,775 PSF)	\$1,690,000 \$1,765 PSF	2
969	\$1,700,000 (\$1,755 PSF)	\$1,700,000 \$1,755 PSF	1
980	\$1,725,000 (\$1,761 PSF)	\$1,725,000 \$1,761 PSF	1
990	\$1,685,000- \$2,080,000 (\$1,702- \$2,100 PSF)	\$1,882,500 \$1,901 PSF	2
1,012	\$1,490,000- \$1,740,000 (\$1,473- \$1,720 PSF)	\$1,649,750 \$1,631 PSF	8
1,044	\$2,100,000- \$2,175,000 (\$2,011- \$2,083 PSF)	\$2,137,500 \$2,047 PSF	2
1,055	\$1,638,888- \$1,820,000 (\$1,554- \$1,725 PSF)	\$1,759,778 \$1,668 PSF	5
1,066	\$1,680,000- \$2,135,000 (\$1,577- \$2,003 PSF)	\$1,868,333 \$1,753 PSF	3

Transactions For 2 Bedrooms (3Y)

\$1,400,000

\$1,468 PSF

\$1,814,179

\$1,737 PSF

\$2,565,000

\$2,100 PSF

LOWEST SALE

AVERAGE

HIGHEST SALE

Contract Date	Street Name	Level	Unit	Unit Type	Area (sqft)	PSF	Price	Sale Type
30 Jul 2024	5 Keppel Bay View	8	XX	2BR	1,119	\$1,653	\$1,850,000	Resale
18 Jul 2024	3 Keppel Bay View	5	XX	2BR	1,066	\$1,680	\$1,790,000	Resale
16 Jul 2024	3 Keppel Bay View	1	XX	2BR	1,055	\$1,706	\$1,800,000	Resale
5 Jul 2024	25 Keppel Bay View	13	XX	2BR	1,173	\$1,700	\$1,995,000	Resale
27 Jun 2024	11 Keppel Bay View	1	XX	2BR	1,281	\$1,678	\$2,150,000	Resale
10 Jun 2024	25 Keppel Bay View	9	XX	2BR	883	\$2,026	\$1,788,000	Resale
4 Jun 2024	31 Keppel Bay View	8	XX	2BR	850	\$1,882	\$1,600,000	Resale
23 May 2024	8 Keppel Bay View	2	XX	2BR	1,206	\$1,659	\$2,000,000	Resale
14 May 2024	29 Keppel Bay View	11	XX	2BR	1,119	\$1,921	\$2,150,000	Resale
13 May 2024	8 Keppel Bay View	1	XX	2BR	1,507	\$1,692	\$2,550,000	Resale
8 May 2024	29 Keppel Bay View	13	XX	2BR	1,066	\$2,003	\$2,135,000	Resale
4 Apr 2024	15 Keppel Bay View	3	XX	2BR	1,076	\$1,709	\$1,840,000	Resale
14 Mar 2024	33 Keppel Bay View	24	XX	2BR	936	\$1,794	\$1,680,000	Resale
8 Feb 2024	19 Keppel Bay View	2	XX	2BR	1,119	\$1,751	\$1,960,000	Resale
11 Jan 2024	27 Keppel Bay View	9	XX	2BR	883	\$1,813	\$1,600,000	Resale
27 Dec 2023	31 Keppel Bay View	4	XX	2BR	893	\$1,769	\$1,580,000	Resale
14 Nov 2023	11 Keppel Bay View	4	XX	2BR	1,130	\$1,710	\$1,932,300	Resale

Contract Date	Street Name	Level	Unit	Unit Type	Area (sqft)	PSF	Price	Sale Type
25 Oct 2023	25 Keppel Bay View	12	XX	2BR	893	\$2,048	\$1,830,000	Resale
2 Oct 2023	15 Keppel Bay View	6	XX	2BR	1,109	\$1,646	\$1,825,000	Resale
31 Aug 2023	3 Keppel Bay View	6	XX	2BR	1,098	\$1,731	\$1,900,000	Resale
16 Aug 2023	23 Keppel Bay View	17	XX	2BR	990	\$1,702	\$1,685,000	Resale
14 Jun 2023	31 Keppel Bay View	9	XX	2BR	840	\$1,941	\$1,630,000	Resale
31 May 2023	5 Keppel Bay View	3	XX	2BR	1,130	\$1,708	\$1,930,000	Resale
22 May 2023	33 Keppel Bay View	5	XX	2BR	1,012	\$1,700	\$1,720,000	Resale
16 May 2023	31 Keppel Bay View	20	XX	2BR	980	\$1,761	\$1,725,000	Resale
5 May 2023	31 Keppel Bay View	19	XX	2BR	1,055	\$1,725	\$1,820,000	Resale
20 Apr 2023	5 Keppel Bay View	5	XX	2BR	1,076	\$1,691	\$1,820,000	Resale
14 Apr 2023	5 Keppel Bay View	1	XX	2BR	1,152	\$1,745	\$2,010,000	Resale
13 Mar 2023	33 Keppel Bay View	22	XX	2BR	958	\$1,775	\$1,700,000	Resale
9 Mar 2023	15 Keppel Bay View	2	XX	2BR	1,055	\$1,659	\$1,750,000	Resale
24 Feb 2023	31 Keppel Bay View	4	XX	2BR	893	\$1,657	\$1,480,000	Resale
23 Feb 2023	29 Keppel Bay View	9	XX	2BR	1,012	\$1,720	\$1,740,000	Resale
14 Feb 2023	23 Keppel Bay View	23	XX	2BR	947	\$1,774	\$1,680,000	Resale
26 Jan 2023	1 Keppel Bay View	6	XX	2BR	1,227	\$1,736	\$2,130,000	Resale
2 Dec 2022	23 Keppel Bay View	28	XX	2BR	893	\$1,878	\$1,678,000	Resale
3 Nov 2022	27 Keppel Bay View	6	XX	2BR	883	\$1,869	\$1,650,000	Resale
2 Nov 2022	3 Keppel Bay View	8	XX	2BR	1,109	\$1,605	\$1,780,000	Resale
26 Sep 2022	33 Keppel Bay View	7	XX	2BR	1,012	\$1,619	\$1,638,000	Resale
16 Sep 2022	33 Keppel Bay View	12	XX	2BR	1,012	\$1,631	\$1,650,000	Resale

Contract Date	Street Name	Level	Unit	Unit Type	Area (sqft)	PSF	Price	Sale Type
8 Sep 2022	5 Keppel Bay View	2	XX	2BR	1,130	\$1,637	\$1,850,000	Resale
31 Aug 2022	3 Keppel Bay View	3	XX	2BR	1,076	\$1,635	\$1,760,000	Resale
17 Aug 2022	3 Keppel Bay View	7	XX	2BR	1,076	\$1,654	\$1,780,000	Resale
26 Jul 2022	5 Keppel Bay View	1	XX	2BR	1,281	\$1,468	\$1,880,000	Resale
25 Jul 2022	33 Keppel Bay View	6	XX	2BR	1,012	\$1,542	\$1,560,000	Resale
21 Jul 2022	7 Keppel Bay View	1	XX	2BR	1,292	\$1,471	\$1,900,000	Resale
14 Jul 2022	29 Keppel Bay View	14	XX	2BR	1,044	\$2,083	\$2,175,000	Resale
27 Jun 2022	27 Keppel Bay View	6	XX	2BR	915	\$1,847	\$1,690,000	Resale
3 Jun 2022	29 Keppel Bay View	19	XX	2BR	990	\$2,100	\$2,080,000	Resale
25 May 2022	27 Keppel Bay View	8	XX	2BR	893	\$1,791	\$1,600,000	Resale
13 May 2022	8 Keppel Bay View	6	XX	2BR	1,302	\$1,536	\$2,000,000	Resale
25 Apr 2022	1 Keppel Bay View	8	XX	2BR	1,152	\$1,650	\$1,900,000	Resale
18 Apr 2022	5 Keppel Bay View	7	XX	2BR	1,119	\$1,613	\$1,805,500	Resale
18 Apr 2022	25 Keppel Bay View	6	XX	2BR	915	\$1,727	\$1,580,000	Resale
12 Apr 2022	31 Keppel Bay View	10	XX	2BR	829	\$1,955	\$1,620,000	Resale
1 Apr 2022	33 Keppel Bay View	29	XX	2BR	1,346	\$1,906	\$2,565,000	Resale
23 Mar 2022	19 Keppel Bay View	3	XX	2BR	1,076	\$1,737	\$1,870,000	Resale
22 Mar 2022	27 Keppel Bay View	11	XX	2BR	818	\$1,910	\$1,562,800	Resale
22 Mar 2022	31 Keppel Bay View	13	XX	2BR	786	\$2,062	\$1,620,000	Resale
21 Mar 2022	29 Keppel Bay View	21	XX	2BR	969	\$1,755	\$1,700,000	Resale
16 Mar 2022	33 Keppel Bay View	15	XX	2BR	1,012	\$1,710	\$1,730,000	Resale
15 Feb 2022	3 Keppel Bay View	8	XX	2BR	1,055	\$1,697	\$1,790,000	Resale

Contract Date	Street Name	Level	Unit	Unit Type	Area (sqft)	PSF	Price	Sale Type
28 Jan 2022	7 Keppel Bay View	5	XX	2BR	1,055	\$1,554	\$1,638,888	Resale
27 Jan 2022	19 Keppel Bay View	1	XX	2BR	1,152	\$1,632	\$1,880,000	Resale
27 Jan 2022	23 Keppel Bay View	7	XX	2BR	1,012	\$1,650	\$1,670,000	Resale
20 Jan 2022	31 Keppel Bay View	13	XX	2BR	786	\$1,833	\$1,440,000	Resale
26 Nov 2021	15 Keppel Bay View	2	XX	2BR	1,109	\$1,624	\$1,800,000	Resale
24 Nov 2021	25 Keppel Bay View	7	XX	2BR	904	\$1,714	\$1,550,000	Resale
15 Nov 2021	7 Keppel Bay View	2	XX	2BR	1,152	\$1,767	\$2,035,000	Resale
11 Nov 2021	11 Keppel Bay View	2	XX	2BR	1,119	\$1,608	\$1,800,000	Resale
1 Nov 2021	29 Keppel Bay View	22	XX	2BR	958	\$1,754	\$1,680,000	Resale
27 Oct 2021	11 Keppel Bay View	3	XX	2BR	1,119	\$1,662	\$1,860,000	Resale
11 Oct 2021	25 Keppel Bay View	14	XX	2BR	1,152	\$1,519	\$1,750,000	Resale
8 Oct 2021	3 Keppel Bay View	1	XX	2BR	1,098	\$1,567	\$1,720,000	Resale
5 Oct 2021	3 Keppel Bay View	3	XX	2BR	1,066	\$1,577	\$1,680,000	Resale
1 Oct 2021	31 Keppel Bay View	7	XX	2BR	861	\$1,626	\$1,400,000	Resale
23 Sep 2021	27 Keppel Bay View	4	XX	2BR	893	\$1,623	\$1,450,000	Resale
21 Sep 2021	33 Keppel Bay View	13	XX	2BR	1,012	\$1,473	\$1,490,000	Resale
10 Sep 2021	29 Keppel Bay View	12	XX	2BR	1,087	\$1,978	\$2,150,000	Resale
8 Sep 2021	7 Keppel Bay View	1	XX	2BR	1,249	\$1,722	\$2,150,000	Resale
7 Sep 2021	29 Keppel Bay View	24	XX	2BR	1,044	\$2,011	\$2,100,000	Resale
1 Sep 2021	33 Keppel Bay View	27	XX	2BR	1,378	\$1,825	\$2,515,000	Resale

Selected Address:
1 Keppel Bay View,
S(098402)

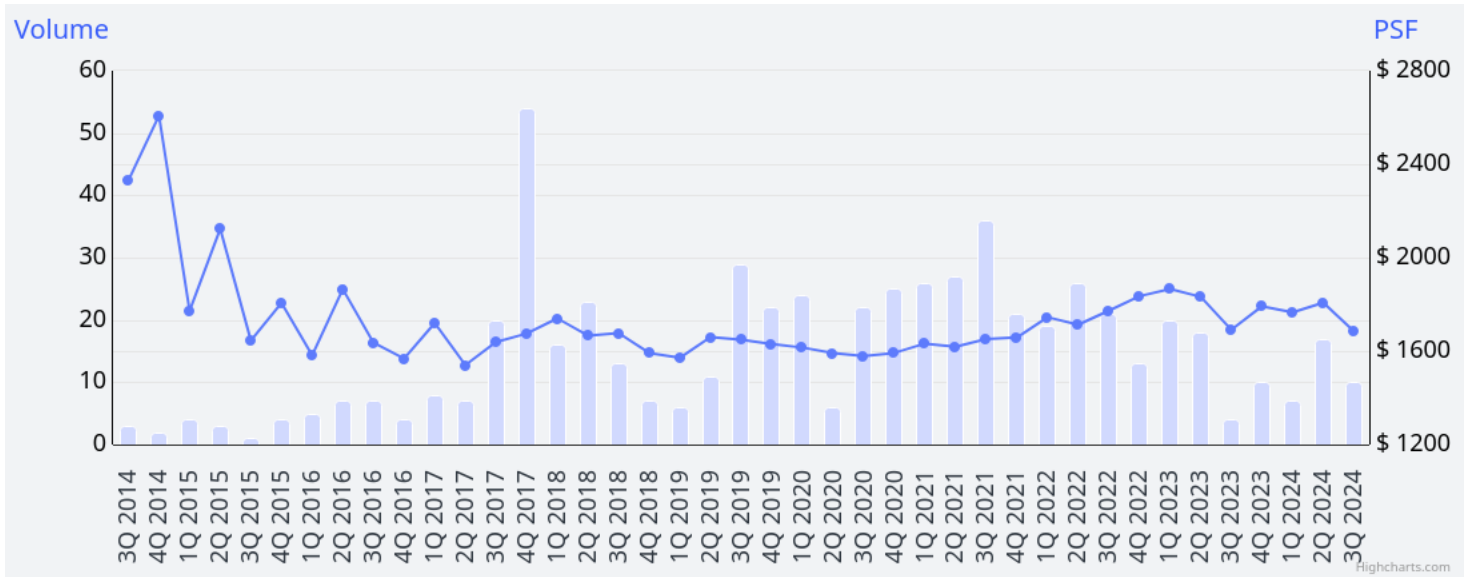
Type: 2 Bedrooms
Area: 1,152sqft

Estimated Value:
PN-Value: \$1,986,000
Edge Fair Value: \$1,950,000

Unit Mix Transactions For All Unit Types (3Y)

Unit Type	Size Range	Price Range	Average Price	Volume
1 Bedroom	775	\$1,335,000 (\$1,723 PSF)	\$1,335,000 \$1,723 PSF	1
2 Bedrooms	786 - 1,507	\$1,400,000- \$2,565,000 (\$1,468- \$2,100 PSF)	\$1,814,179 \$1,737 PSF	81
3 Bedrooms	1,141 - 4,919	\$1,820,000- \$7,500,000 (\$1,403- \$2,289 PSF)	\$2,812,046 \$1,712 PSF	94
4 Bedrooms	2,185 - 7,524	\$3,800,000- \$17,000,000 (\$1,576- \$2,688 PSF)	\$7,056,809 \$1,974 PSF	21
5+ Bedrooms	5,802 - 8,278	\$11,000,000- \$19,000,000 (\$1,896- \$2,295 PSF)	\$15,000,000 \$2,096 PSF	2

Sale Trend For All Bedroom (10Y)



Transactions For All Unit Types (3Y)

\$1,335,000

\$1,403 PSF

\$3,141,097

\$1,758 PSF

\$19,000,000

\$2,688 PSF

LOWEST SALE

AVERAGE

HIGHEST SALE

Contract Date	Street Name	Level	Unit	Unit Type	Area (sqft)	PSF	Price	Sale Type
26 Aug 2024	23 Keppel Bay View	10	XX	3BR	1,550	\$1,587	\$2,460,000	Resale
23 Aug 2024	1 Keppel Bay View	8	XX	3BR	1,604	\$1,752	\$2,810,000	Resale
13 Aug 2024	27 Keppel Bay View	22	XX	4BR	3,078	\$1,754	\$5,400,000	Resale
30 Jul 2024	5 Keppel Bay View	8	XX	2BR	1,119	\$1,653	\$1,850,000	Resale
23 Jul 2024	5 Keppel Bay View	1	XX	3BR	1,507	\$1,559	\$2,350,000	Resale
18 Jul 2024	3 Keppel Bay View	5	XX	2BR	1,066	\$1,680	\$1,790,000	Resale
16 Jul 2024	3 Keppel Bay View	1	XX	2BR	1,055	\$1,706	\$1,800,000	Resale
11 Jul 2024	31 Keppel Bay View	18	XX	3BR	1,884	\$1,736	\$3,270,000	Resale
10 Jul 2024	29 Keppel Bay View	25	XX	3BR	1,399	\$1,715	\$2,400,000	Resale
5 Jul 2024	25 Keppel Bay View	13	XX	2BR	1,173	\$1,700	\$1,995,000	Resale
27 Jun 2024	31 Keppel Bay View	4	XX	3BR	1,378	\$1,597	\$2,200,000	Resale
27 Jun 2024	11 Keppel Bay View	1	XX	2BR	1,281	\$1,678	\$2,150,000	Resale
10 Jun 2024	29 Keppel Bay View	37	XX		5,576	\$2,439	\$13,600,000	Resale
10 Jun 2024	25 Keppel Bay View	9	XX	2BR	883	\$2,026	\$1,788,000	Resale
4 Jun 2024	31 Keppel Bay View	8	XX	2BR	850	\$1,882	\$1,600,000	Resale
28 May 2024	11 Keppel Bay View	4	XX	3BR	1,711	\$1,717	\$2,939,000	Resale
23 May 2024	8 Keppel Bay View	2	XX	2BR	1,206	\$1,659	\$2,000,000	Resale

Contract Date	Street Name	Level	Unit	Unit Type	Area (sqft)	PSF	Price	Sale Type
21 May 2024	8 Keppel Bay View	5	XX	3BR	1,356	\$1,540	\$2,088,888	Resale
14 May 2024	29 Keppel Bay View	11	XX	2BR	1,119	\$1,921	\$2,150,000	Resale
13 May 2024	8 Keppel Bay View	1	XX	2BR	1,507	\$1,692	\$2,550,000	Resale
8 May 2024	29 Keppel Bay View	13	XX	2BR	1,066	\$2,003	\$2,135,000	Resale
7 May 2024	5 Keppel Bay View	4	XX	3BR	1,615	\$1,818	\$2,935,000	Resale
7 May 2024	29 Keppel Bay View	5	XX	3BR	1,324	\$1,858	\$2,460,000	Resale
6 May 2024	27 Keppel Bay View	4	XX	3BR	1,313	\$1,736	\$2,280,000	Resale
30 Apr 2024	33 Keppel Bay View	7	XX	3BR	1,518	\$1,515	\$2,300,000	Resale
29 Apr 2024	27 Keppel Bay View	17	XX	3BR	1,938	\$1,935	\$3,750,000	Resale
4 Apr 2024	15 Keppel Bay View	3	XX	2BR	1,076	\$1,709	\$1,840,000	Resale
22 Mar 2024	29 Keppel Bay View	8	XX	3BR	1,238	\$1,777	\$2,200,000	Resale
14 Mar 2024	33 Keppel Bay View	24	XX	2BR	936	\$1,794	\$1,680,000	Resale
11 Mar 2024	27 Keppel Bay View	6	XX	3BR	1,281	\$1,749	\$2,240,000	Resale
26 Feb 2024	29 Keppel Bay View	26	XX	3BR	1,389	\$1,728	\$2,398,888	Resale
14 Feb 2024	27 Keppel Bay View	6	XX	3BR	1,173	\$1,747	\$2,050,000	Resale
8 Feb 2024	19 Keppel Bay View	2	XX	2BR	1,119	\$1,751	\$1,960,000	Resale
11 Jan 2024	27 Keppel Bay View	9	XX	2BR	883	\$1,813	\$1,600,000	Resale
27 Dec 2023	31 Keppel Bay View	4	XX	2BR	893	\$1,769	\$1,580,000	Resale
30 Nov 2023	15 Keppel Bay View	4	XX	3BR	1,561	\$1,743	\$2,720,000	Resale
27 Nov 2023	33 Keppel Bay View	10	XX	4BR	2,637	\$1,716	\$4,525,000	Resale
24 Nov 2023	23 Keppel Bay View	30	XX	3BR	1,356	\$1,880	\$2,550,000	Resale
23 Nov 2023	33 Keppel Bay View	15	XX	3BR	1,518	\$1,944	\$2,950,000	Resale

Contract Date	Street Name	Level	Unit	Unit Type	Area (sqft)	PSF	Price	Sale Type
14 Nov 2023	11 Keppel Bay View	4	XX	2BR	1,130	\$1,710	\$1,932,300	Resale
9 Nov 2023	27 Keppel Bay View	5	XX	3BR	1,184	\$1,721	\$2,038,000	Resale
25 Oct 2023	25 Keppel Bay View	12	XX	2BR	893	\$2,048	\$1,830,000	Resale
16 Oct 2023	8 Keppel Bay View	2	XX	3BR	1,518	\$1,746	\$2,650,000	Resale
2 Oct 2023	15 Keppel Bay View	6	XX	2BR	1,109	\$1,646	\$1,825,000	Resale
31 Aug 2023	3 Keppel Bay View	6	XX	2BR	1,098	\$1,731	\$1,900,000	Resale
16 Aug 2023	23 Keppel Bay View	17	XX	2BR	990	\$1,702	\$1,685,000	Resale
8 Aug 2023	27 Keppel Bay View	9	XX	3BR	1,238	\$1,761	\$2,180,000	Resale
27 Jul 2023	33 Keppel Bay View	3	XX	3BR	1,550	\$1,568	\$2,430,000	Resale
28 Jun 2023	23 Keppel Bay View	18	XX	3BR	1,496	\$1,698	\$2,540,000	Resale
27 Jun 2023	25 Keppel Bay View	3	XX	3BR	1,324	\$1,722	\$2,280,000	Resale
15 Jun 2023	5 Keppel Bay View	8	XX	3BR	1,604	\$1,777	\$2,850,000	Resale
14 Jun 2023	31 Keppel Bay View	9	XX	2BR	840	\$1,941	\$1,630,000	Resale
8 Jun 2023	8 Keppel Bay View	5	XX	3BR	1,378	\$1,706	\$2,350,000	Resale
5 Jun 2023	33 Keppel Bay View	23	XX	4BR	2,476	\$1,979	\$4,900,000	Resale
31 May 2023	33 Keppel Bay View	11	XX	3BR	1,539	\$1,624	\$2,500,000	Resale
31 May 2023	5 Keppel Bay View	3	XX	2BR	1,130	\$1,708	\$1,930,000	Resale
29 May 2023	29 Keppel Bay View	33	XX	4BR	2,185	\$2,059	\$4,500,000	Resale
22 May 2023	33 Keppel Bay View	5	XX	2BR	1,012	\$1,700	\$1,720,000	Resale
16 May 2023	31 Keppel Bay View	20	XX	2BR	980	\$1,761	\$1,725,000	Resale
5 May 2023	31 Keppel Bay View	19	XX	2BR	1,055	\$1,725	\$1,820,000	Resale
2 May 2023	23 Keppel Bay View	28	XX	4BR	2,357	\$1,612	\$3,800,000	Resale

Contract Date	Street Name	Level	Unit	Unit Type	Area (sqft)	PSF	Price	Sale Type
20 Apr 2023	21 Keppel Bay View	2	XX	4BR	2,939	\$2,688	\$7,900,000	Resale
20 Apr 2023	5 Keppel Bay View	5	XX	2BR	1,076	\$1,691	\$1,820,000	Resale
14 Apr 2023	5 Keppel Bay View	1	XX	2BR	1,152	\$1,745	\$2,010,000	Resale
11 Apr 2023	7 Keppel Bay View	5	XX	3BR	1,615	\$1,982	\$3,200,000	Resale
3 Apr 2023	19 Keppel Bay View	6	XX	3BR	1,615	\$1,864	\$3,008,888	Resale
31 Mar 2023	33 Keppel Bay View	34	XX	3BR	1,141	\$2,191	\$2,500,000	Resale
21 Mar 2023	11 Keppel Bay View	1	XX	3BR	1,948	\$1,591	\$3,100,000	Resale
21 Mar 2023	27 Keppel Bay View	18	XX	3BR	1,894	\$1,717	\$3,252,000	Resale
13 Mar 2023	33 Keppel Bay View	22	XX	2BR	958	\$1,775	\$1,700,000	Resale
9 Mar 2023	15 Keppel Bay View	2	XX	2BR	1,055	\$1,659	\$1,750,000	Resale
6 Mar 2023	21 Keppel Bay View	6	XX	4BR	6,835	\$2,487	\$17,000,000	Resale
6 Mar 2023	9 Keppel Bay View	4	XX	4BR	3,391	\$2,359	\$8,000,000	Resale
24 Feb 2023	5 Keppel Bay View	2	XX	3BR	1,711	\$1,770	\$3,030,000	Resale
24 Feb 2023	17 Keppel Bay View	1	XX	4BR	3,757	\$2,181	\$8,194,000	Resale
24 Feb 2023	31 Keppel Bay View	4	XX	2BR	893	\$1,657	\$1,480,000	Resale
23 Feb 2023	29 Keppel Bay View	9	XX	2BR	1,012	\$1,720	\$1,740,000	Resale
20 Feb 2023	15 Keppel Bay View	4	XX	3BR	1,625	\$2,018	\$3,280,000	Resale
14 Feb 2023	23 Keppel Bay View	23	XX	2BR	947	\$1,774	\$1,680,000	Resale
6 Feb 2023	33 Keppel Bay View	5	XX	3BR	1,550	\$1,587	\$2,460,000	Resale
26 Jan 2023	1 Keppel Bay View	6	XX	2BR	1,227	\$1,736	\$2,130,000	Resale
17 Jan 2023	27 Keppel Bay View	20	XX	3BR	1,722	\$1,781	\$3,068,000	Resale
16 Jan 2023	31 Keppel Bay View	18	XX	3BR	1,798	\$1,641	\$2,950,000	Resale

Contract Date	Street Name	Level	Unit	Unit Type	Area (sqft)	PSF	Price	Sale Type
11 Jan 2023	33 Keppel Bay View	7	XX	3BR	1,281	\$1,780	\$2,280,000	Resale
9 Jan 2023	33 Keppel Bay View	24	XX	4BR	2,465	\$1,826	\$4,500,000	Resale
3 Jan 2023	33 Keppel Bay View	28	XX	3BR	1,421	\$2,062	\$2,930,000	Resale
19 Dec 2022	23 Keppel Bay View	6	XX	3BR	1,227	\$1,589	\$1,950,000	Resale
16 Dec 2022	23 Keppel Bay View	12	XX	3BR	1,539	\$1,624	\$2,500,000	Resale
8 Dec 2022	29 Keppel Bay View	35	XX	3BR	1,507	\$2,289	\$3,450,000	Resale
7 Dec 2022	3 Keppel Bay View	1	XX	3BR	1,593	\$1,883	\$3,000,000	Resale
2 Dec 2022	23 Keppel Bay View	28	XX	2BR	893	\$1,878	\$1,678,000	Resale
3 Nov 2022	27 Keppel Bay View	6	XX	2BR	883	\$1,869	\$1,650,000	Resale
2 Nov 2022	29 Keppel Bay View	3	XX	3BR	1,539	\$1,514	\$2,330,000	Resale
2 Nov 2022	3 Keppel Bay View	8	XX	2BR	1,109	\$1,605	\$1,780,000	Resale
31 Oct 2022	33 Keppel Bay View	27	XX	4BR	2,379	\$1,808	\$4,300,000	Resale
25 Oct 2022	21 Keppel Bay View	1	XX	4BR	3,412	\$2,345	\$8,000,000	Resale
17 Oct 2022	31 Keppel Bay View	23	XX	4BR	7,524	\$1,661	\$12,500,000	Resale
14 Oct 2022	9 Keppel Bay View	3	XX	4BR	3,283	\$2,199	\$7,220,000	Resale
5 Oct 2022	29 Keppel Bay View	6	XX	3BR	1,539	\$1,592	\$2,450,000	Resale
26 Sep 2022	33 Keppel Bay View	7	XX	2BR	1,012	\$1,619	\$1,638,000	Resale
20 Sep 2022	31 Keppel Bay View	6	XX	3BR	1,281	\$1,780	\$2,280,000	Resale
20 Sep 2022	33 Keppel Bay View	33	XX	3BR	2,121	\$1,816	\$3,850,000	Resale
16 Sep 2022	33 Keppel Bay View	12	XX	2BR	1,012	\$1,631	\$1,650,000	Resale
12 Sep 2022	33 Keppel Bay View	40	XX		7,050	\$2,500	\$17,625,000	Resale
9 Sep 2022	23 Keppel Bay View	4	XX		1,130	\$1,681	\$1,900,000	Resale

Contract Date	Street Name	Level	Unit	Unit Type	Area (sqft)	PSF	Price	Sale Type
8 Sep 2022	5 Keppel Bay View	2	XX	2BR	1,130	\$1,637	\$1,850,000	Resale
5 Sep 2022	9 Keppel Bay View	5	XX	4BR	3,380	\$2,162	\$7,308,000	Resale
31 Aug 2022	3 Keppel Bay View	3	XX	2BR	1,076	\$1,635	\$1,760,000	Resale
25 Aug 2022	9 Keppel Bay View	6	XX	4BR	6,835	\$1,785	\$12,200,000	Resale
17 Aug 2022	3 Keppel Bay View	7	XX	2BR	1,076	\$1,654	\$1,780,000	Resale
16 Aug 2022	31 Keppel Bay View	16	XX	3BR	1,873	\$1,655	\$3,100,000	Resale
12 Aug 2022	1 Keppel Bay View	5	XX	3BR	1,615	\$1,644	\$2,655,000	Resale
2 Aug 2022	25 Keppel Bay View	4	XX	3BR	1,313	\$1,569	\$2,060,000	Resale
2 Aug 2022	21 Keppel Bay View	4	XX	4BR	3,272	\$2,338	\$7,650,000	Resale
26 Jul 2022	5 Keppel Bay View	1	XX	2BR	1,281	\$1,468	\$1,880,000	Resale
25 Jul 2022	5 Keppel Bay View	8	XX	3BR	1,711	\$1,740	\$2,978,000	Resale
25 Jul 2022	33 Keppel Bay View	6	XX	2BR	1,012	\$1,542	\$1,560,000	Resale
21 Jul 2022	7 Keppel Bay View	1	XX	2BR	1,292	\$1,471	\$1,900,000	Resale
14 Jul 2022	29 Keppel Bay View	14	XX	2BR	1,044	\$2,083	\$2,175,000	Resale
4 Jul 2022	27 Keppel Bay View	17	XX	3BR	1,313	\$1,828	\$2,400,000	Resale
29 Jun 2022	1 Keppel Bay View	7	XX	3BR	1,830	\$1,557	\$2,850,000	Resale
27 Jun 2022	27 Keppel Bay View	6	XX	2BR	915	\$1,847	\$1,690,000	Resale
27 Jun 2022	31 Keppel Bay View	20	XX	3BR	1,722	\$1,800	\$3,100,000	Resale
22 Jun 2022	25 Keppel Bay View	6	XX	3BR	1,281	\$1,741	\$2,230,000	Resale
17 Jun 2022	31 Keppel Bay View	9	XX	3BR	1,313	\$1,812	\$2,380,000	Resale
13 Jun 2022	31 Keppel Bay View	16	XX	3BR	1,959	\$1,567	\$3,070,000	Resale
7 Jun 2022	25 Keppel Bay View	7	XX	3BR	1,270	\$1,433	\$1,820,000	Resale

Contract Date	Street Name	Level	Unit	Unit Type	Area (sqft)	PSF	Price	Sale Type
6 Jun 2022	31 Keppel Bay View	8	XX	3BR	1,324	\$1,662	\$2,200,000	Resale
6 Jun 2022	23 Keppel Bay View	5	XX	3BR	1,625	\$1,504	\$2,445,000	Resale
3 Jun 2022	29 Keppel Bay View	19	XX	2BR	990	\$2,100	\$2,080,000	Resale
27 May 2022	27 Keppel Bay View	23	XX	5BR	8,278	\$2,295	\$19,000,000	Resale
25 May 2022	27 Keppel Bay View	8	XX	2BR	893	\$1,791	\$1,600,000	Resale
13 May 2022	8 Keppel Bay View	6	XX	2BR	1,302	\$1,536	\$2,000,000	Resale
13 May 2022	27 Keppel Bay View	5	XX	3BR	1,302	\$1,536	\$2,000,000	Resale
29 Apr 2022	17 Keppel Bay View	4	XX		3,993	\$1,465	\$5,850,000	Resale
27 Apr 2022	5 Keppel Bay View	2	XX	3BR	1,615	\$1,586	\$2,560,000	Resale
26 Apr 2022	5 Keppel Bay View	8	XX	3BR	1,841	\$1,711	\$3,150,000	Resale
25 Apr 2022	1 Keppel Bay View	8	XX	2BR	1,152	\$1,650	\$1,900,000	Resale
22 Apr 2022	23 Keppel Bay View	31	XX	3BR	2,271	\$1,761	\$4,000,000	Resale
18 Apr 2022	5 Keppel Bay View	7	XX	2BR	1,119	\$1,613	\$1,805,500	Resale
18 Apr 2022	25 Keppel Bay View	6	XX	2BR	915	\$1,727	\$1,580,000	Resale
12 Apr 2022	8 Keppel Bay View	7	XX	3BR	3,800	\$1,798	\$6,830,000	Resale
12 Apr 2022	31 Keppel Bay View	10	XX	2BR	829	\$1,955	\$1,620,000	Resale
12 Apr 2022	25 Keppel Bay View	9	XX	3BR	1,238	\$1,535	\$1,900,000	Resale
1 Apr 2022	33 Keppel Bay View	29	XX	2BR	1,346	\$1,906	\$2,565,000	Resale
1 Apr 2022	29 Keppel Bay View	24	XX	3BR	1,432	\$1,645	\$2,355,000	Resale
23 Mar 2022	19 Keppel Bay View	3	XX	2BR	1,076	\$1,737	\$1,870,000	Resale
22 Mar 2022	27 Keppel Bay View	11	XX	2BR	818	\$1,910	\$1,562,800	Resale
22 Mar 2022	31 Keppel Bay View	13	XX	2BR	786	\$2,062	\$1,620,000	Resale

Contract Date	Street Name	Level	Unit	Unit Type	Area (sqft)	PSF	Price	Sale Type
21 Mar 2022	29 Keppel Bay View	21	XX	2BR	969	\$1,755	\$1,700,000	Resale
16 Mar 2022	33 Keppel Bay View	15	XX	2BR	1,012	\$1,710	\$1,730,000	Resale
8 Mar 2022	15 Keppel Bay View	6	XX	3BR	1,690	\$2,012	\$3,400,000	Resale
2 Mar 2022	7 Keppel Bay View	2	XX	3BR	1,690	\$1,710	\$2,890,000	Resale
1 Mar 2022	33 Keppel Bay View	31	XX	3BR	2,271	\$1,700	\$3,860,700	Resale
28 Feb 2022	5 Keppel Bay View	5	XX	3BR	1,851	\$1,518	\$2,810,000	Resale
25 Feb 2022	11 Keppel Bay View	1	XX	3BR	1,647	\$1,627	\$2,680,000	Resale
15 Feb 2022	3 Keppel Bay View	8	XX	2BR	1,055	\$1,697	\$1,790,000	Resale
11 Feb 2022	27 Keppel Bay View	4	XX	3BR	1,206	\$1,700	\$2,050,000	Resale
8 Feb 2022	7 Keppel Bay View	1	XX	3BR	1,701	\$1,693	\$2,880,000	Resale
28 Jan 2022	7 Keppel Bay View	5	XX	2BR	1,055	\$1,554	\$1,638,888	Resale
27 Jan 2022	19 Keppel Bay View	1	XX	2BR	1,152	\$1,632	\$1,880,000	Resale
27 Jan 2022	23 Keppel Bay View	7	XX	2BR	1,012	\$1,650	\$1,670,000	Resale
27 Jan 2022	29 Keppel Bay View	37	XX	5BR	5,802	\$1,896	\$11,000,000	Resale
20 Jan 2022	31 Keppel Bay View	13	XX	2BR	786	\$1,833	\$1,440,000	Resale
18 Jan 2022	19 Keppel Bay View	3	XX	3BR	1,604	\$1,752	\$2,810,000	Resale
30 Dec 2021	25 Keppel Bay View	8	XX	3BR	1,152	\$1,789	\$2,060,000	Resale
7 Dec 2021	23 Keppel Bay View	11	XX	4BR	2,626	\$1,576	\$4,140,000	Resale
2 Dec 2021	23 Keppel Bay View	22	XX	3BR	1,453	\$1,600	\$2,325,000	Resale
30 Nov 2021	23 Keppel Bay View	37	XX	3BR	3,078	\$1,624	\$5,000,000	Resale
26 Nov 2021	15 Keppel Bay View	2	XX	2BR	1,109	\$1,624	\$1,800,000	Resale
26 Nov 2021	19 Keppel Bay View	7	XX	4BR	3,724	\$1,648	\$6,136,000	Resale

Contract Date	Street Name	Level	Unit	Unit Type	Area (sqft)	PSF	Price	Sale Type
24 Nov 2021	25 Keppel Bay View	7	XX	2BR	904	\$1,714	\$1,550,000	Resale
15 Nov 2021	7 Keppel Bay View	2	XX	2BR	1,152	\$1,767	\$2,035,000	Resale
11 Nov 2021	11 Keppel Bay View	2	XX	2BR	1,119	\$1,608	\$1,800,000	Resale
1 Nov 2021	29 Keppel Bay View	22	XX	2BR	958	\$1,754	\$1,680,000	Resale
28 Oct 2021	23 Keppel Bay View	7	XX	3BR	1,518	\$1,494	\$2,268,000	Resale
27 Oct 2021	11 Keppel Bay View	3	XX	2BR	1,119	\$1,662	\$1,860,000	Resale
19 Oct 2021	11 Keppel Bay View	7	XX	3BR	3,617	\$1,770	\$6,400,000	Resale
14 Oct 2021	33 Keppel Bay View	14	XX	3BR	1,507	\$2,024	\$3,050,000	Resale
11 Oct 2021	25 Keppel Bay View	14	XX	2BR	1,152	\$1,519	\$1,750,000	Resale
8 Oct 2021	3 Keppel Bay View	1	XX	2BR	1,098	\$1,567	\$1,720,000	Resale
7 Oct 2021	11 Keppel Bay View	4	XX	3BR	1,604	\$1,858	\$2,980,000	Resale
5 Oct 2021	3 Keppel Bay View	3	XX	2BR	1,066	\$1,577	\$1,680,000	Resale
1 Oct 2021	23 Keppel Bay View	9	XX	3BR	1,550	\$1,403	\$2,175,000	Resale
1 Oct 2021	31 Keppel Bay View	7	XX	2BR	861	\$1,626	\$1,400,000	Resale
1 Oct 2021	23 Keppel Bay View	22	XX	4BR	2,508	\$1,611	\$4,039,999	Resale
29 Sep 2021	19 Keppel Bay View	7	XX	4BR	3,617	\$1,653	\$5,980,000	Resale
29 Sep 2021	27 Keppel Bay View	3	XX	3BR	1,324	\$1,435	\$1,900,000	Resale
27 Sep 2021	8 Keppel Bay View	2	XX	3BR	1,851	\$1,620	\$3,000,000	Resale
23 Sep 2021	31 Keppel Bay View	14	XX	1BR	775	\$1,723	\$1,335,000	Resale
23 Sep 2021	7 Keppel Bay View	4	XX	3BR	1,690	\$1,704	\$2,880,000	Resale
23 Sep 2021	27 Keppel Bay View	4	XX	2BR	893	\$1,623	\$1,450,000	Resale
22 Sep 2021	27 Keppel Bay View	7	XX	3BR	1,270	\$1,598	\$2,030,000	Resale

Contract Date	Street Name	Level	Unit	Unit Type	Area (sqft)	PSF	Price	Sale Type
21 Sep 2021	7 Keppel Bay View	1	XX	3BR	1,668	\$1,770	\$2,953,000	Resale
21 Sep 2021	33 Keppel Bay View	13	XX	2BR	1,012	\$1,473	\$1,490,000	Resale
15 Sep 2021	19 Keppel Bay View	7	XX	3BR	4,919	\$1,525	\$7,500,000	Resale
10 Sep 2021	33 Keppel Bay View	40	XX		7,050	\$1,560	\$11,000,000	Resale
10 Sep 2021	29 Keppel Bay View	12	XX	2BR	1,087	\$1,978	\$2,150,000	Resale
9 Sep 2021	8 Keppel Bay View	3	XX	3BR	1,647	\$1,627	\$2,680,000	Resale
9 Sep 2021	7 Keppel Bay View	2	XX	3BR	1,733	\$1,528	\$2,648,000	Resale
8 Sep 2021	7 Keppel Bay View	1	XX	2BR	1,249	\$1,722	\$2,150,000	Resale
7 Sep 2021	29 Keppel Bay View	24	XX	2BR	1,044	\$2,011	\$2,100,000	Resale
2 Sep 2021	8 Keppel Bay View	7	XX	3BR	1,744	\$1,710	\$2,981,000	Resale
1 Sep 2021	33 Keppel Bay View	27	XX	2BR	1,378	\$1,825	\$2,515,000	Resale

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