

TABLE 1: Recent Semi-detached Transactions in the Vicinity

Date	Address	Price	Land Area	\$psf Land
30 Dec 2022	62A MEYER ROAD	\$7,500,000	3,430	\$2,186
23 Dec 2022	10 RINGWOOD ROAD	\$11,438,000	4,988	\$2,293
17 Oct 2022	1 BROADRICK CLOSE	\$8,000,000	3,443	\$2,323
8 Sep 2022	6C WILKINSON ROAD	\$9,050,000	4,305	\$2,102
15 Aug 2022	8 BOURNEMOUTH ROAD	\$11,600,000	5,386	\$2,154
25 Mar 2022	6 PARKSTONE ROAD	\$8,000,000	3,775	\$2,119
18 Feb 2022	47 BOURNEMOUTH ROAD	\$6,000,000	2,552	\$2,351

Source: URA REALIS