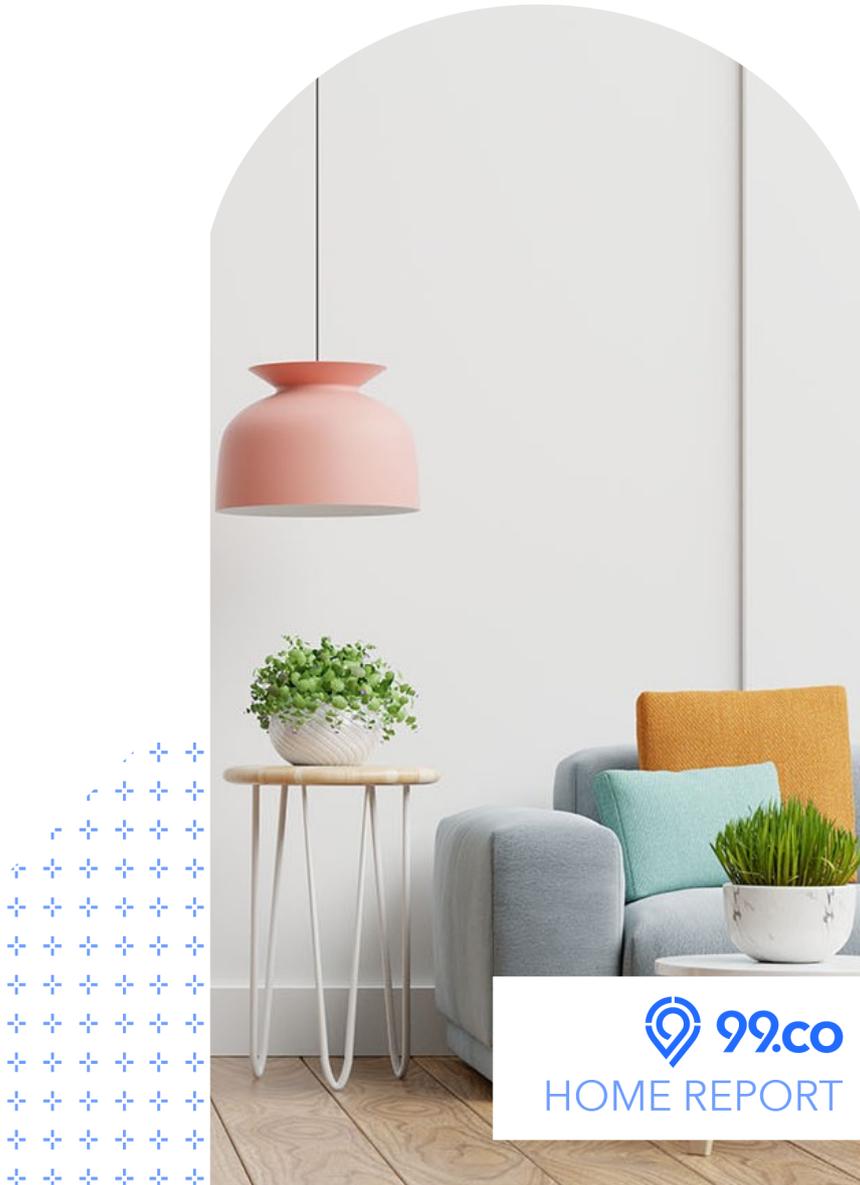


# Amber Park

18A Amber Gardens #16-01  
Singapore 439981

Amanda Doe



HOME REPORT

**Amanda Doe**

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# Property Summary Sheet

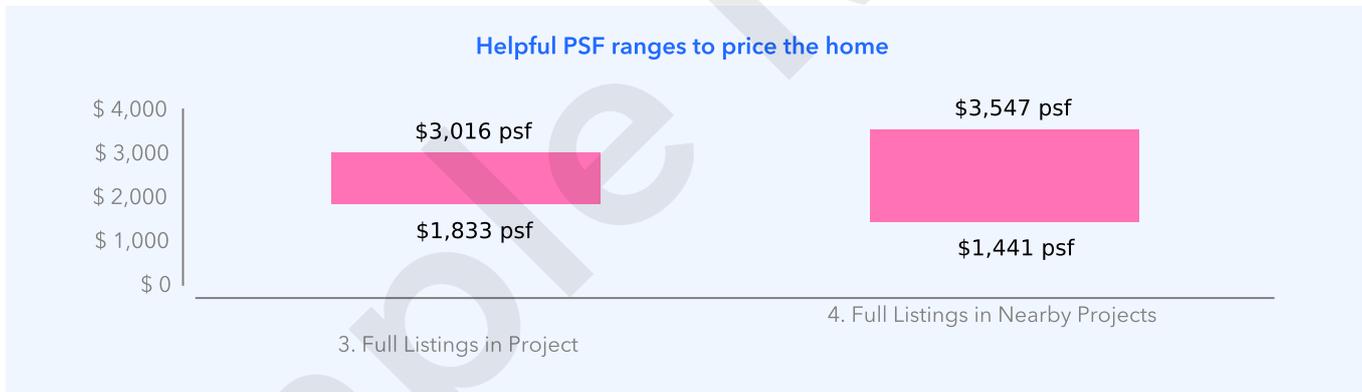
## X-Value™ powered by SRX

**\$41,000** (\$ 2,562 psf, 16sqft)

X-Value™ is our 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

Selected Address : **18A Amber Gardens #16-01 (16sqft)**



\* : Adjusted psf's for X-value calculation

### Project Transactions



Recent Transacted Address	Size	Price	PSF	Contract	Built	Tenure	Type
18 AMBER GARDENS #21-14	947	\$2,263k	\$2,389	Mar 7, 2021	Uncompleted	Freehold	New Sale
18A AMBER GARDENS #04-30	742	\$1,795k	\$2,417	Mar 7, 2021	Uncompleted	Freehold	New Sale
18A AMBER GARDENS #16-29	699	\$1,748k	\$2,498	Mar 6, 2021	Uncompleted	Freehold	New Sale

### Compare Nearby Projects

Project	Latest Average PSF	Rental	Capital gain	Rental Yield
Amber Park	\$2,409 (Mar 21)	\$3.19 psf	-	1.58%
Nyon	\$2,426 (Mar 21)	\$3.67 psf	-	1.96%
Seraya Residences	\$1,532 (Jan 21)	\$2.48 psf	-	1.91%
Meyerhouse	\$2,630 (Mar 21)	\$2.90 psf	-	1.35%
Amber 45	\$2,294 (Jan 21)	\$3.67 psf	-	1.94%
Coastline Residences	\$2,365 (Mar 21)	\$3.67 psf	-	1.78%

Sample Report

# Getting the Most Out of the Home Report

This home report provides data on 18A Amber Gardens #16-01 (Condominium). Transaction data was last updated on **18 Mar 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 Amber Park 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 Amber Park. Then, compare recent sale prices.
3. Identify the prices that similar, or comparable, units within Amber Park 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

# AMBER PARK

S(439981)

16 sqft\*

<b>Category</b>	: Condominium
<b>Location</b>	: District 15 (Central Region)
<b>TOP*</b>	: Under Construction
<b>Purchase Tenure</b>	: Freehold
<b>City Distance</b>	: 3.33 km
<b>Developer</b>	: Aquarius Properties Pte Ltd
<b>Estimated TOP</b>	: July 2024

**Total Units** : 592

<b>Unit Sizes</b>	: 1+1 rooms (463 to 549 sqft)
	: 2+1 bedrooms (678 to 883 sqft)
	: 2 bedrooms (700 to 829 sqft)
	: 3 bedrooms (947 to 1,270 sqft)
	: 4+1 bedrooms (1,302 to 1,302 sqft)
	: 4 bedrooms (1,572 to 1,798 sqft)
	: 5 bedrooms (2,045 to 2,142 sqft)
	: 5+1 bedrooms (2,325 to 2,336 sqft)
	: Penthouse (4,392 to 5,005 sqft)

\*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.

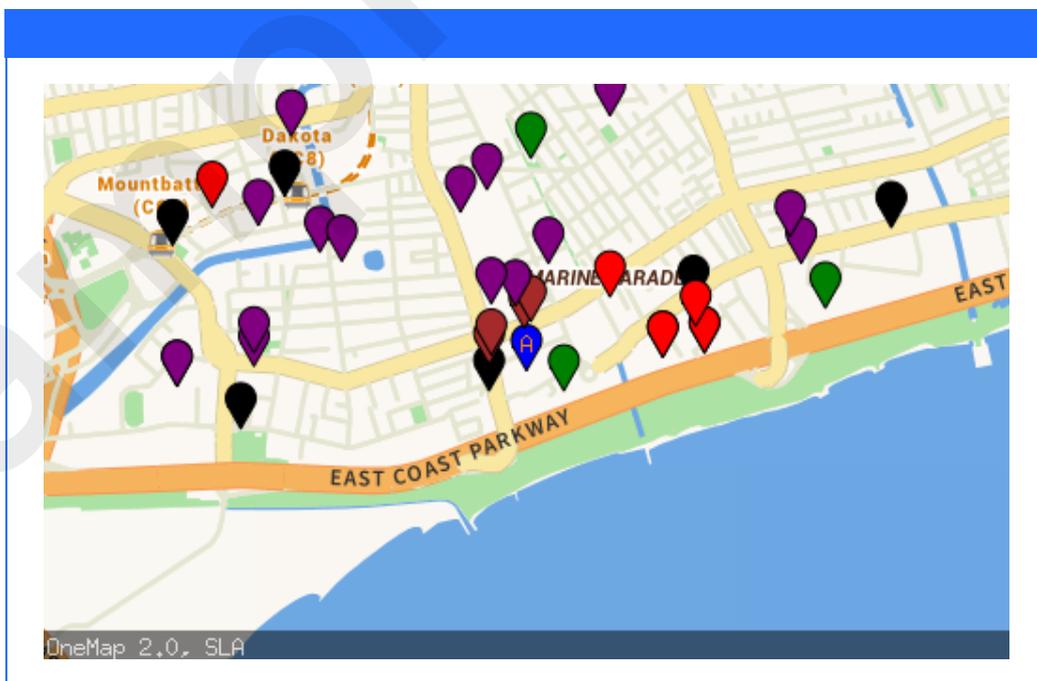
# Project Site Map



Note: Project site map is subjected to changes by the 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

# Amber Park

Category	Important Amenities within 2 km	Distance
 <b>Trains (MRT / LRT)</b>	Tanjong Katong MRT (TE25) Thomson-East Coast Line Due 2023	0.22 km
	Marine Parade MRT (TE26) Thomson-East Coast Line Due 2023	0.92 km
	Katong Park MRT (TE24) Thomson-East Coast Line Due 2023	1.47 km
	Dakota (CC8)	1.50 km
	Mountbatten (CC7)	1.89 km
	Marine Terrace MRT (TE27) Thomson-East Coast Line Due 2023	1.98 km
 <b>Bus Stops</b>	Tg Katong Rd Sth P/G (Bus: 36, 36B, 48)	0.19 km
	One Amber (Bus: 48, 36, 36A, 36B)	0.20 km
	One Amber (Bus: 40, 48, 14, 14E, 10, 10E, 12, 32, 36, 36A, 36B, 196)	0.21 km
	Opp One Amber (Bus: 32, 40, 10, 10E, 12, 14, 14E)	0.25 km
 <b>Groceries &amp; Supermarkets</b>	NTUC Fairprice (Katong Village)	0.56 km
	Cold Storage Parkway Parade	0.69 km
	Giant(Parkway)	0.69 km
	Giant(Marine Parade Central)	0.88 km
	NTUC Fairprice (Marine Parade)	0.90 km
	NTUC Marine Parade	0.91 km
	Sheng Siong Hypermarket(Tanjong Katong)	1.61 km
	NTUC Fairprice (Joo Chiat Complex)	1.68 km
	NTUC Fairprice (Jalan Tiga)	1.79 km
	Giant(Tanjong Katong Complex)	1.86 km
NTUC Fairprice (Geylang Lorong 38)	1.92 km	
 <b>Schools</b> (Primary, Secondary, Integrated, International, Kingergarten)	Chatsworth International School East Campus	0.33 km
	Canadian International School (Tanjong Katong Campus)	0.38 km
	Tanjong Katong Primary School	0.55 km
	Tanjong Katong Girls' School	0.86 km
	Tanjong Katong Secondary School	0.92 km
	Chung Cheng High School (main)	1.08 km
	Eton House International School (Broadrick)	1.20 km
	Haig Girls' School	1.35 km
	Eton House International School (Mountbatten 718)	1.38 km
	Eton House International School (Mountbatten 717)	1.39 km
	Chij (katong) Primary	1.49 km
	Tao Nan School	1.49 km

	Broadrick Secondary School	1.54 km
	Kong Hwa School	1.67 km
	Dunman High School	1.77 km
	Dunman High School	1.77 km
<b>1 Lifestyle</b>	Chinese Swimming Club	0.21 km
	The Eurasian Association of Singapore	1.07 km
	Marine Parade Boy Club	1.54 km

Sample Report

# Pricing to Buy or Sell

## What are Condominium prices doing in Singapore?

Amber Park is a Condominium in the Central Region of Singapore. The graph below shows the relevant price movements between **1995Q1** (1 Jan 1995) and **2020Q4** (31 Dec 2020).

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.

*Central Condominium* refers to the price index of all the Condominiums located in the Central 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 2020Q4, property prices have changed by **-0.1%** from the previous quarter.

Quarter	Central Condominium	All Condominium	All Landed
2020Q4	-0.1%	0.9%	0.7%
2020Q3	-0.6%	0.1%	-1.6%
2020Q2	0.1%	-0.5%	-0.3%
2020Q1	0.1%	0.0%	1.9%

# Pricing to Buy or Sell

## What are Condominium prices doing in District 15?

This graph shows the latest recorded monthly average PSF (Price per Square Foot) for all Condominium in District 15 where Amber Park 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
Mar 21	\$1,984	19
Feb 21	\$1,765	82
Jan 21	\$1,739	69
Dec 20	\$1,685	67
Nov 20	\$1,561	59
Oct 20	\$1,495	66
Sep 20	\$1,366	44
Aug 20	\$1,536	60
Jul 20	\$1,467	43
Jun 20	\$1,694	11
May 20	\$1,762	4
Apr 20	\$1,446	14
Mar 20	\$1,500	37
Feb 20	\$1,665	27
Jan 20	\$1,746	27

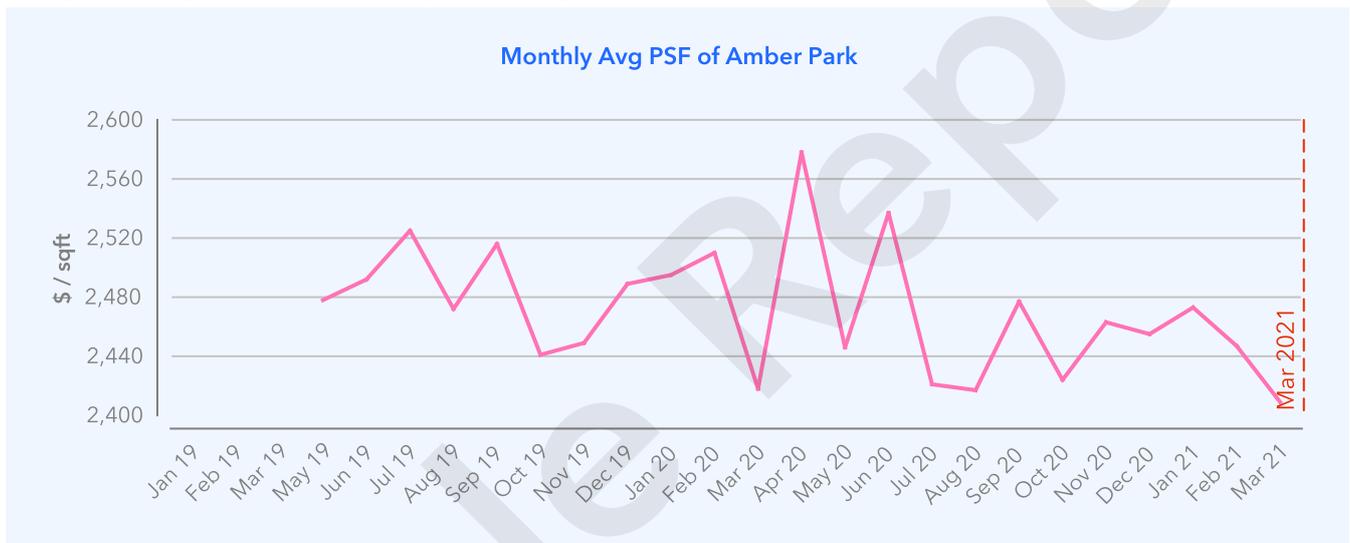
Condominiums in District 15 went **up by 23%** in Mar 21. It is calculated by comparing the average PSF for the latest month (Mar 21) against the average PSF in the last 15 months. The 15-month period is illustrated in the table above.

# Pricing to Buy or Sell

What are Condominium prices doing in Amber Park?

**Latest Avg PSF: \$2,409 psf (Mar 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
Mar 21	\$2,409	4
Feb 21	\$2,447	20
Jan 21	\$2,473	15
Dec 20	\$2,455	15
Nov 20	\$2,463	3
Oct 20	\$2,424	6
Sep 20	\$2,477	1
Aug 20	\$2,417	6
Jul 20	\$2,421	2
Jun 20	\$2,537	4
May 20	\$2,446	1
Apr 20	\$2,578	1
Mar 20	\$2,418	2
Feb 20	\$2,510	4
Jan 20	\$2,495	8
Dec 19	\$2,489	2

Condominiums in Amber Park went **down by 2%** in Mar 21. It is calculated by comparing the average PSF for the latest month (Mar 21) against the average PSF in the last 15 months. The 15-month period is illustrated in the table above.

Sample Report

## Pricing to Buy or Sell

In the next table, we list the 30 latest unit transaction details from Amber Park. Rows highlighted in pink refer to the highest and lowest prices in the table.

Address	Size	Price	PSF	Contract	Built	Tenure	Type
18 AMBER GARDENS #21-14	947	\$2,263k	\$2,389	Mar 7, 2021	Uncompletec	Freehold	New Sale
18A AMBER GARDENS #04-30	742	\$1,794k	\$2,417	Mar 7, 2021	Uncompletec	Freehold	New Sale
18A AMBER GARDENS #16-29	699	\$1,747k	\$2,498	Mar 6, 2021	Uncompletec	Freehold	New Sale
18A AMBER GARDENS #10-25	753	\$1,756k	\$2,331	Mar 1, 2021	Uncompletec	Freehold	New Sale
18 AMBER GARDENS #08-15	462	\$1,108k	\$2,394	Feb 28, 2021	Uncompletec	Freehold	New Sale
18A AMBER GARDENS #11-29	699	\$1,727k	\$2,469	Feb 27, 2021	Uncompletec	Freehold	New Sale
18A AMBER GARDENS #17-29	699	\$1,752k	\$2,504	Feb 27, 2021	Uncompletec	Freehold	New Sale
18A AMBER GARDENS #13-30	742	\$1,831k	\$2,466	Feb 26, 2021	Uncompletec	Freehold	New Sale
18A AMBER GARDENS #18-25	753	\$1,787k	\$2,372	Feb 25, 2021	Uncompletec	Freehold	New Sale
18A AMBER GARDENS #14-30	742	\$1,835k	\$2,471	Feb 22, 2021	Uncompletec	Freehold	New Sale
18A Amber Gardens #08-29	699	\$1,715k	\$2,452	Feb 22, 2021	Uncompletec	Freehold	New Sale
18A AMBER GARDENS #06-27	2,335	\$5,620k	\$2,406	Feb 21, 2021	Uncompletec	Freehold	New Sale
16 AMBER GARDENS #06-01	1,108	\$2,639k	\$2,381	Feb 21, 2021	Uncompletec	Freehold	New Sale
16 AMBER GARDENS #15-01	1,108	\$2,694k	\$2,430	Feb 21, 2021	Uncompletec	Freehold	New Sale
16 AMBER GARDENS #12-01	1,108	\$2,676k	\$2,414	Feb 21, 2021	Uncompletec	Freehold	New Sale
18A AMBER GARDENS #06-25	753	\$1,740k	\$2,310	Feb 20, 2021	Uncompletec	Freehold	New Sale
18A AMBER GARDENS #11-22	1,582	\$3,728k	\$2,357	Feb 20, 2021	Uncompletec	Freehold	New Sale
18A AMBER GARDENS #18-29	699	\$1,756k	\$2,510	Feb 16, 2021	Uncompletec	Freehold	New Sale
18A AMBER GARDENS #15-29	699	\$1,743k	\$2,493	Feb 15, 2021	Uncompletec	Freehold	New Sale
16 AMBER GARDENS #14-02	2,142	\$5,464k	\$2,551	Feb 15, 2021	Uncompletec	Freehold	New Sale
16 AMBER GARDENS #17-01	1,108	\$2,706k	\$2,441	Feb 15, 2021	Uncompletec	Freehold	New Sale
16 AMBER GARDENS #13-05	462	\$1,197k	\$2,587	Feb 6, 2021	Uncompletec	Freehold	New Sale
18A AMBER GARDENS #20-29	699	\$1,764k	\$2,521	Feb 3, 2021	Uncompletec	Freehold	New Sale
18 AMBER GARDENS #11-15	462	\$1,120k	\$2,420	Feb 1, 2021	Uncompletec	Freehold	New Sale
18 AMBER GARDENS #07-13	484	\$1,173k	\$2,423	Jan 31, 2021	Uncompletec	Freehold	New Sale
18A AMBER GARDENS #13-23	484	\$1,197k	\$2,472	Jan 30, 2021	Uncompletec	Freehold	New Sale
16 AMBER GARDENS #15-05	462	\$1,205k	\$2,604	Jan 30, 2021	Uncompletec	Freehold	New Sale
18A AMBER GARDENS #20-26	1,302	\$3,252k	\$2,497	Jan 27, 2021	Uncompletec	Freehold	New Sale
18 AMBER GARDENS #21-18	678	\$1,678k	\$2,475	Jan 23, 2021	Uncompletec	Freehold	New Sale
18 AMBER GARDENS #09-18	678	\$1,631k	\$2,405	Jan 22, 2021	Uncompletec	Freehold	New Sale

Note: Some systems might show transactions caused by duplicate caveats lodged against developer in sub-sales. These misleading transactions are filtered off in 99.

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

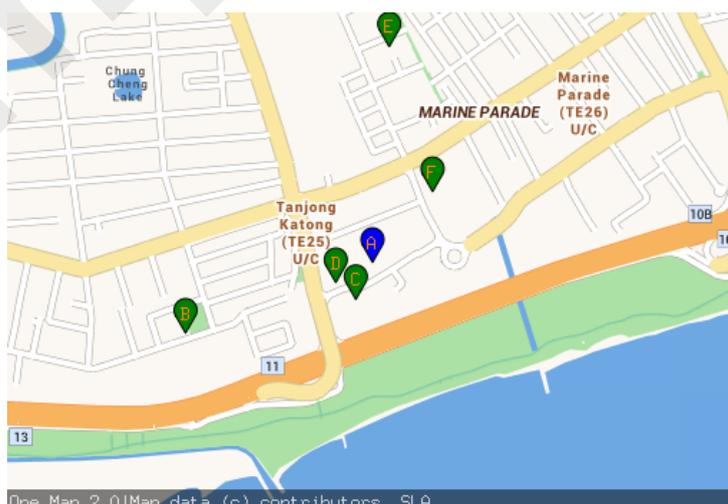
Sample Report

# Pricing to Buy or Sell

## Which projects are similar to Amber Park?

Comparable projects are Condominiums that are similar in location, housing type, and age. In establishing a price for a unit in Amber Park, it is useful to compare Amber Park 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 Amber Park. 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 Amber Park. In the next question, we will compare the PSF between the projects.

Project	Tenure	Built	City Distance
A Amber Park	Freehold	Under Construction	3.33 km
B Meyerhouse (0.67 km away)	Freehold	Under Construction	2.65 km
C Coastline Residences (0.14 km away)	Freehold	Under Construction	3.23 km
D Nyon (0.15 km away)	Freehold	Under Construction	3.18 km
E Seraya Residences (0.71 km away)	Freehold	Under Construction	3.64 km
F Amber 45 (0.3 km away)	Freehold	2020	3.59 km



## Pricing to Buy or Sell

### How are the prices in Amber Park 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 Amber Park was **\$2,409** in Mar 21.

As way of comparison, the range of average PSF for the other projects was **\$1,532-\$2,630 PSF**.

Project	Latest Average PSF
Amber Park	\$2,409 (Mar 21)
Meyerhouse	\$2,630 (Mar 21)
Coastline Residences	\$2,365 (Mar 21)
Nyon	\$2,426 (Mar 21)
Seraya Residences	\$1,532 (Jan 21)
Amber 45	\$2,294 (Jan 21)

## Pricing to Buy or Sell

### What is the premium for Stack #XX-01 in Block 18, Amber Park?

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

The graph below shows the premium based on the average psf of each stack in Block 18A with respect to the reference stack.

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

Stack	Avg Psf	No of Transactions	% difference with respect to the reference stack
#XX-21	\$2,412	5	%
#XX-22	\$2,377	5	%
#XX-23	\$2,436	14	%
#XX-24	\$2,347	4	%
#XX-25	\$2,322	8	%
#XX-26	\$2,472	2	%
#XX-27	\$2,458	16	%
#XX-28	\$2,569	19	%
#XX-29	\$2,469	14	%
#XX-30	\$2,452	19	%

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

Stack					
#XX-21	#17-21 (1109 sqft) <b>\$2,441 psf</b> Jan 20, 2021	#15-21 (1109 sqft) <b>\$2,430 psf</b> Oct 8, 2019	#14-21 (1109 sqft) <b>\$2,425 psf</b> May 24, 2019	#05-21 (1109 sqft) <b>\$2,347 psf</b> May 4, 2019	#18-21 (1109 sqft) <b>\$2,417 psf</b> May 4, 2019
#XX-22	#11-22 (1582 sqft) <b>\$2,357 psf</b> Feb 20, 2021	#13-22 (1582 sqft) <b>\$2,367 psf</b> Mar 15, 2020	#15-22 (1582 sqft) <b>\$2,377 psf</b> Jan 2, 2020	#17-22 (1582 sqft) <b>\$2,387 psf</b> Jul 9, 2019	#19-22 (1582 sqft) <b>\$2,397 psf</b> May 4, 2019
#XX-23	#13-23 (484 sqft) <b>\$2,472 psf</b> Jan 30, 2021	#12-23 (484 sqft) <b>\$2,464 psf</b> Jan 9, 2021	#16-23 (484 sqft) <b>\$2,497 psf</b> Dec 24, 2020	#06-23 (484 sqft) <b>\$2,415 psf</b> Oct 21, 2020	#17-23 (484 sqft) <b>\$2,505 psf</b> Oct 17, 2020
#XX-24	#09-24 (700 sqft) <b>\$2,355 psf</b> Dec 8, 2020	#08-24 (700 sqft) <b>\$2,350 psf</b> Aug 11, 2020	#03-24 (700 sqft) <b>\$2,321 psf</b> May 11, 2019	#10-24 (700 sqft) <b>\$2,361 psf</b> May 4, 2019	
#XX-25	#10-25 (753 sqft) <b>\$2,331 psf</b> Mar 1, 2021	#18-25 (753 sqft) <b>\$2,372 psf</b> Feb 25, 2021	#06-25 (753 sqft) <b>\$2,310 psf</b> Feb 20, 2021	#03-25 (753 sqft) <b>\$2,296 psf</b> Aug 20, 2020	#07-25 (753 sqft) <b>\$2,316 psf</b> Oct 30, 2019
#XX-26	#20-26 (1302 sqft) <b>\$2,497 psf</b> Jan 27, 2021	#12-26 (1302 sqft) <b>\$2,447 psf</b> May 4, 2019			
#XX-27	#06-27 (2336 sqft) <b>\$2,406 psf</b> Feb 21, 2021	#05-27 (1798 sqft) <b>\$2,421 psf</b> Dec 7, 2020	#08-27 (2336 sqft) <b>\$2,415 psf</b> Jan 31, 2020	#10-27 (2336 sqft) <b>\$2,453 psf</b> Aug 4, 2019	#11-27 (1798 sqft) <b>\$2,433 psf</b> Jul 5, 2019
#XX-28	#05-28 (463 sqft) <b>\$2,539 psf</b> Dec 21, 2019	#12-28 (463 sqft) <b>\$2,659 psf</b> May 24, 2019	#01-28 (538 sqft) <b>\$2,350 psf</b> May 17, 2019	#11-28 (463 sqft) <b>\$2,586 psf</b> May 4, 2019	#15-28 (463 sqft) <b>\$2,622 psf</b> May 4, 2019
#XX-29	#16-29 (700 sqft) <b>\$2,498 psf</b> Mar 6, 2021	#17-29 (700 sqft) <b>\$2,504 psf</b> Feb 27, 2021	#11-29 (700 sqft) <b>\$2,469 psf</b> Feb 27, 2021	#08-29 (700 sqft) <b>\$2,452 psf</b> Feb 22, 2021	#18-29 (700 sqft) <b>\$2,510 psf</b> Feb 16, 2021
#XX-30	#04-30 (743 sqft) <b>\$2,417 psf</b> Mar 7, 2021	#13-30 (743 sqft) <b>\$2,466 psf</b> Feb 26, 2021	#14-30 (743 sqft) <b>\$2,471 psf</b> Feb 22, 2021	#20-30 (743 sqft) <b>\$2,504 psf</b> Jan 19, 2021	#19-30 (743 sqft) <b>\$2,499 psf</b> Dec 14, 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  $\pm 5$  floors) to **18A Amber Gardens #16-01**.

99 did not find any comparable units sold in the **last 12 months**. Recent transactions in comparable projects are not similar to your unit.

Sample Report

# Pricing to Buy or Sell

## What are sellers asking for in Amber Park?

As of Mar 18, 2021, there are 515 active listings found for sale that are posted within the last 1 month in Amber Park that are complete with pricing and size information.

<b>Total Listings in Amber Park</b>	:	515
<b>PSF Range</b>	:	\$1,833 - \$3,016
<b>Asking Price Range</b>	:	\$999,000 - \$13,162,020

### 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 Amber Park 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)	\$1,833	\$2,326	\$2,960	210
31-60 (2 mths)	\$1,845	\$2,326	\$2,960	94
61-90 (3 mths)	\$2,162	\$2,333	\$2,933	62
91-120 (4 mths)	\$2,187	\$2,319	\$2,372	9
121-150 (5 mths)	\$2,278	\$2,358	\$2,500	6
>151 (>6 mths)	\$1,860	\$2,326	\$3,016	134
<b>Total Listings</b>				<b>515</b>

For listings with days on market less than 2 months, the median asking PSF is **\$2,326 psf**. Based on this amount, a median price based on listings for 18A Amber Gardens #16-01 is **\$ 37,216** (\$ 2,326 psf, 16sqft)

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**.

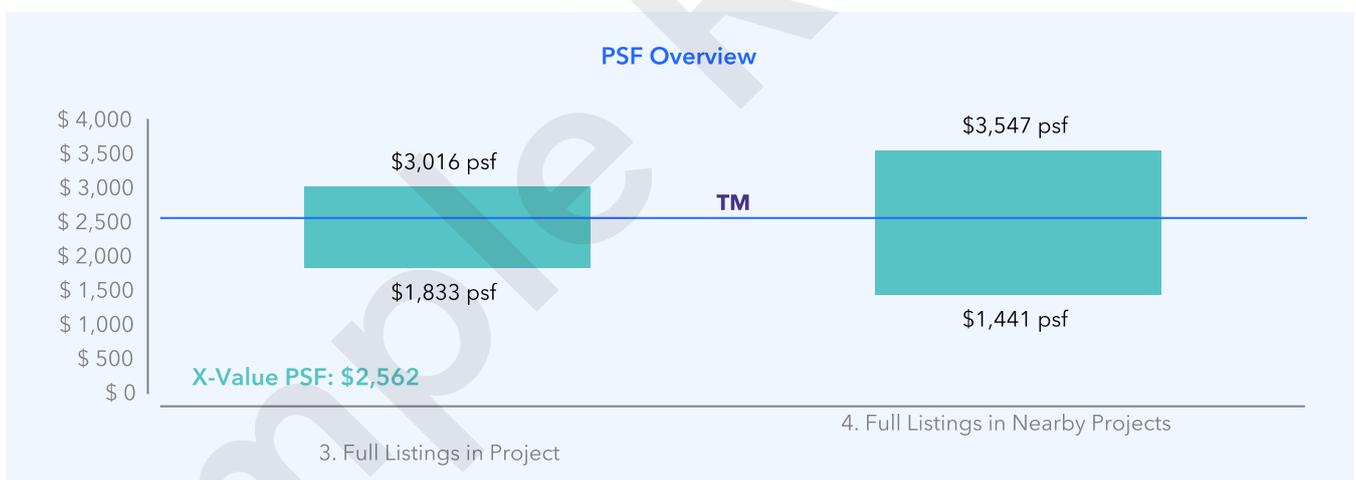
# Pricing to Buy or Sell

## (SUMMARY) How do the price ranges discussed earlier for 18A Amber Gardens #16-01 compare with each other?

In the previous questions, we drilled down from an overall property market trend to unit pricing information for Amber Park, 18A Amber Gardens #16-01. 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 Amber Park and other similar projects respectively. **Ranges 3 & 4** are the HIGH/LOW listing prices for Amber Park 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



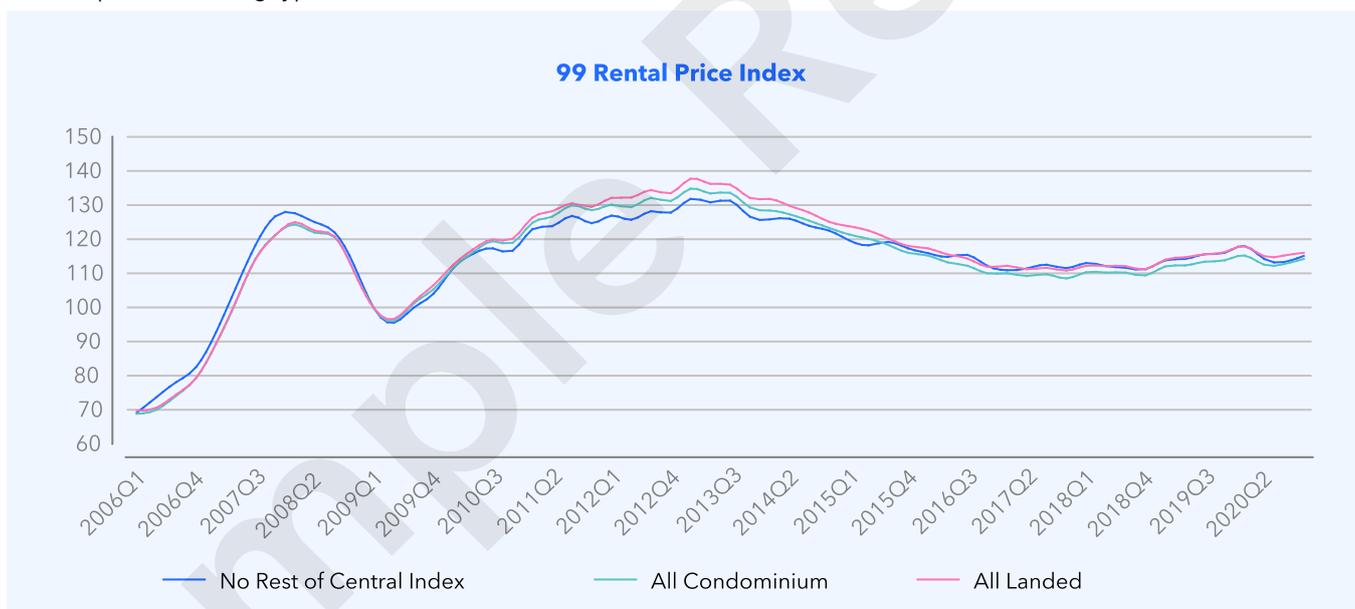
# Renting

## What are rental prices for Condominiums doing?

Rental X-Value™: \$8,950

Amber Park is a Condominium in Rest of Central Region of Singapore. The graph below shows the rental price movements of Condominiums up to **2020Q4** (31 Dec 2020). 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.

*Rest of Central Condominium* refers to the rental index of all the Condominiums located in the Rest of 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 2020Q4, rentals have changed by **1.3%** from the previous quarter.

Quarter	Quarterly Percentage Change		
	Rest of Central Condominium	All Condominium	All Landed
2020Q4	-	1.3%	0.7%
2020Q3	-	0.2%	0.2%
2020Q2	-	-2.3%	-2.5%
2020Q1	-	1.2%	1.5%

## Renting

### How do rental prices in Amber Park 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 Amber Park 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
Amber Park	1 sqft	\$2.99	\$3.19	\$3.48
	10 sqft	\$32	\$34	\$37
Nyon	1 sqft	\$3.22	\$3.67	\$4.07
	10 sqft	\$35	\$40	\$44
Seraya Residences	1 sqft	\$2.48	\$2.48	\$2.48
	10 sqft	\$27	\$27	\$27
Meyerhouse	1 sqft	\$2.56	\$2.90	\$3.21
	10 sqft	\$28	\$31	\$35
Amber 45	1 sqft	\$3.22	\$3.67	\$4.07
	10 sqft	\$35	\$40	\$44
Coastline Residences	1 sqft	\$3.22	\$3.67	\$4.07
	10 sqft	\$35	\$40	\$44

#### Footnotes:

- 99 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.
- 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.
- 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.
- 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.
- Actual unit rental depends on other factors such as view, condition and furnishings.

## Renting

### What are units rented for in Amber Park?

No recent unit rental transactions found in Amber Park according to data analyzed directly from the property agency.

Sample Report

## Renting

### What are units rented for in Amber Park according to Public Sources?

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

Project	Address	Size (sqft)	Price	Contract
THE OPUS	AMBER GARDENS	1700 to 1800	\$2,750	Jul-2018
THE OPUS	AMBER GARDENS	1700 to 1800	\$2,800	May-2018
THE OPUS	AMBER GARDENS	1700 to 1800	\$2,500	Apr-2018
THE OPUS	AMBER GARDENS	1700 to 1800	\$3,300	Mar-2018
THE OPUS	AMBER GARDENS	1700 to 1800	\$2,800	Mar-2018
THE OPUS	AMBER GARDENS	1700 to 1800	\$2,800	Jan-2018
THE OPUS	AMBER GARDENS	1700 to 1800	\$3,500	Jan-2018
THE OPUS	AMBER GARDENS	1700 to 1800	\$2,500	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  $\pm 5$  floors) to **18A Amber Gardens #16-01**. In establishing a rent for this unit, it is useful to observe the range of prices for which other comparable units were rented for.

No recent unit rental transactions found in nearby comparable projects according to data analyzed directly from the property agency.

Sample Report

## Renting

### What are landlords asking for in Amber Park and other nearby projects?

As of Mar 18, 2021, there are 0 active rental listings found in Amber Park 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
Amber Park	-	-	-	0
Meyerhouse	-	-	-	0
Coastline Residences	-	-	-	0
Nyon	-	-	-	0
Seraya Residences	-	-	-	0
Amber 45	-	-	-	0
			<b>Total Listings</b>	<b>0</b>

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

	Min. Rent	Median Rent	Max. Rent	# Listings
Amber Park	-	-	-	0
Meyerhouse	-	-	-	0
Coastline Residences	-	-	-	0
Nyon	-	-	-	0
Seraya Residences	-	-	-	0
Amber 45	-	-	-	0
			<b>Total Listings</b>	<b>0</b>

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 : Amber Park, 18A Amber Gardens #16-01

Purchase price :

Purchase date :

#### Assumptions

Interest rate : 3.5%

Down payment : 25%

Term of loan : 30 years

Monthly mortgage payments : \$0 per month

Sample Report

## Investing

### What return have owners earned from selling their Amber Park units?

As of Mar 1, 2021, there are no units that were bought and subsequently sold over a period of at least 1 year in Amber Park project.

Sample Report

# Investing

## What is an Average Index Price (AIP™) for 18A Amber Gardens #16-01?

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 Amber Park that are similar in size ( $\pm 20\%$ ) and floor level ( $\pm 1$  floor) to 18A Amber Gardens #16-01. Each unit has its last sold price adjusted by the market changes as described by **the most relevant 99 price index available.**



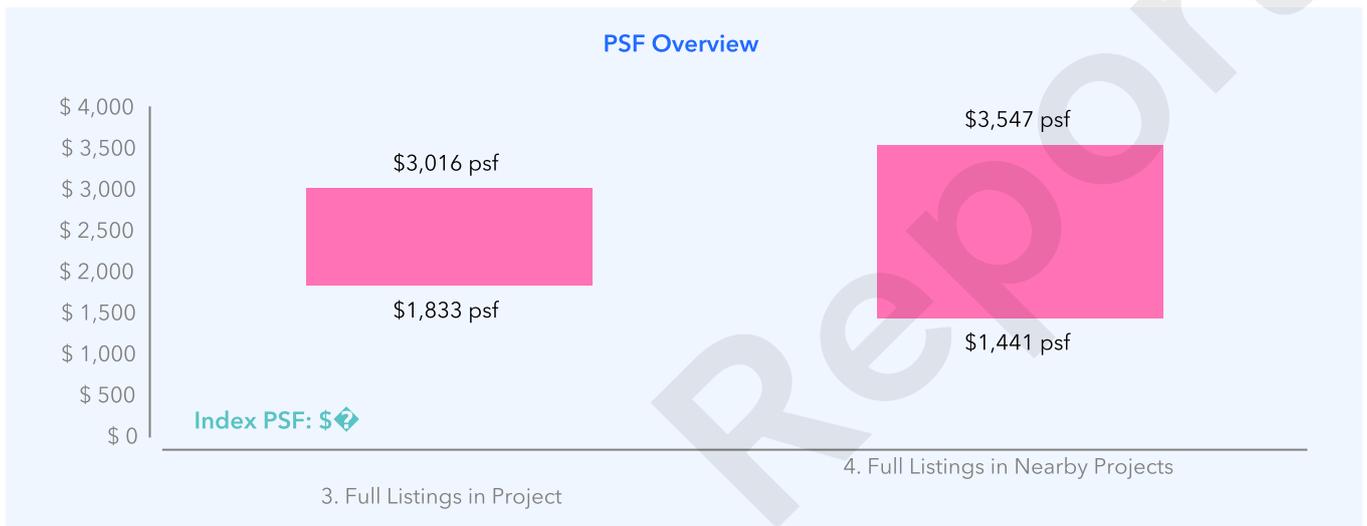
There are no similar transactions for this property.

# Investing

## How does the index price for 18A Amber Gardens #16-01 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

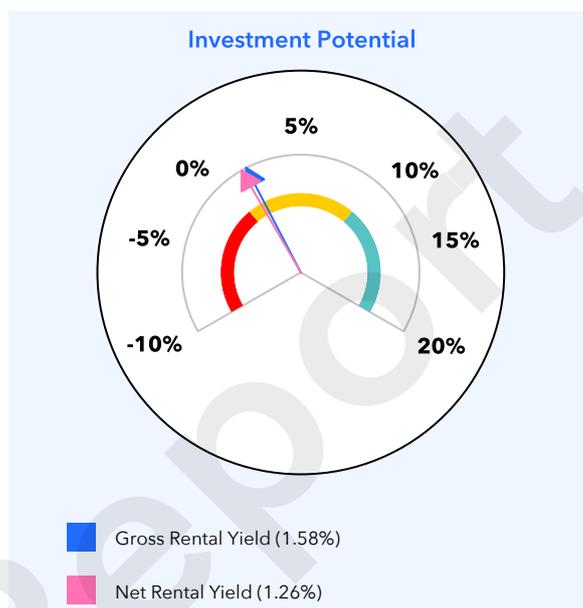
## What are the recent rental yields in Amber Park?

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
Amber Park	1.58%	1.26%	-5.46%
Nyon	1.96%	1.57%	-4.22%
Seraya Residences	1.91%	1.53%	-4.40%
Meyerhouse	1.35%	1.08%	-6.17%
Amber 45	1.94%	1.55%	-4.30%
Coastline Residences	1.78%	1.42%	-4.82%

The table above shows an estimate of the average comparative rental yield for Condominiums in Amber Park 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 Amber Park.

## Rental yield calculations for Condominiums in Amber Park

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
<b>Size*</b>	678 sqft	1,108 sqft	742 sqft
<b>A Sale price*</b>	\$1,631,200	\$2,712,690	\$1,855,710
<b>B Down payment (25%)</b>	\$407,800	\$678,172	\$463,928
<b>C Housing Loan (75%)</b>	\$1,223,400	\$2,034,518	\$1,391,782
<b>D Yearly interest repayment (3.5% interest * [C])</b>	3.5% * \$1,223,400 = \$42,819	3.5% * \$2,034,518 = \$71,208	3.5% * \$1,391,782 = \$48,712
<b>E Rent (psf) per month</b>	\$2.99	\$3.19	\$3.48
<b>F Rent (p.m.) [size]x[E]</b>	\$2,027	\$3,539	\$2,582
<b>G Gross Rent per annum</b>	\$24,321	\$42,469	\$30,984
<b>H 20% expenses</b>	\$4,864	\$8,494	\$6,197
<b>I Gross income = [G] - [H]</b>	\$19,456	\$33,975	\$24,787
<b>J Net income = [I] - [D]</b>	-\$23,363	-\$37,233	-\$23,925
<b>K Gross Yield = [G] / [A]</b>	1.49%	1.57%	1.67%
<b>L Net Yield = [I] / [A]</b>	1.19%	1.25%	1.34%
<b>M Return on Equity (ROE) = [J] / [B]</b>	-5.73%	-5.49%	-5.16%
<b>Avg Gross Yield:</b>	<b>1.58%</b>	<b>Avg Net Yield:</b>	<b>1.26%</b>
		<b>Avg ROE:</b>	<b>-5.46%</b>

\* 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 Mar 18, 2021. They are last posted within 1 month from various sources. Highlighted in pink are the highest and lowest asking prices / psf.

### 99 Sale Listings in Amber Park

Sale Address	Asking	PSF	Built sqft	Bedrooms	Posted	Days on Market
Amber Gardens	\$1,090k	\$2,354	463	1	Mar 18, 2021	68
Amber Gardens	\$1,090k	\$2,354	463	1	Mar 18, 2021	609
Amber Gardens	\$1,093k	\$2,360	463	1	Mar 18, 2021	676
Amber Gardens	\$1,097k	\$2,369	463	1	Mar 18, 2021	655
Amber Gardens	\$1,100k	\$2,376	463	1	Mar 18, 2021	15
Amber Gardens	\$1,104k	\$2,385	463	1	Mar 18, 2021	740
Amber Gardens	\$1,104k	\$2,385	463	1	Mar 18, 2021	70
Amber Gardens	\$1,124k	\$2,428	463	1	Mar 18, 2021	0
Amber Gardens	\$1,124k	\$2,428	463	1	Mar 18, 2021	0
Amber Gardens	\$1,608k	\$2,372	678	2	Mar 18, 2021	676
Amber Gardens	\$1,608k	\$2,372	678	2	Mar 18, 2021	68
Amber Gardens	\$1,610k	\$2,375	678	2	Mar 18, 2021	15
Amber Gardens	\$1,611k	\$2,376	678	2	Mar 18, 2021	613
Amber Gardens	\$1,611k	\$2,376	678	2	Mar 18, 2021	0
Amber Gardens	\$1,611k	\$2,376	678	2	Mar 18, 2021	70
Amber Gardens	\$1,619k	\$2,313	700	2	Mar 18, 2021	655
Amber Gardens	\$1,628k	\$2,326	700	2	Mar 18, 2021	676
Amber Gardens	\$1,628k	\$2,326	700	2	Mar 18, 2021	602
Amber Gardens	\$2,150k	\$2,270	947	3	Mar 18, 2021	15
Amber Gardens	\$2,157k	\$2,278	947	3	Mar 18, 2021	38
Amber Gardens	\$2,158k	\$2,278	947	3	Mar 18, 2021	655
Amber Gardens	\$2,158k	\$2,278	947	3	Mar 18, 2021	613
Amber Gardens	\$2,158k	\$2,278	947	3	Mar 18, 2021	676
Amber Gardens	\$2,158k	\$2,278	947	3	Mar 18, 2021	0
Amber Gardens	\$2,158k	\$2,278	947	3	Mar 18, 2021	740
Amber Gardens	\$2,158k	\$1,946	1,109	3	Mar 18, 2021	40
Amber Gardens	\$2,158k	\$2,278	947	3	Mar 18, 2021	70
Amber Gardens	\$2,158k	\$2,278	947	3	Mar 18, 2021	0
Amber Gardens	\$2,600k	\$2,344	1,109	3	Mar 18, 2021	38
Amber Gardens	\$2,615k	\$2,358	1,109	3	Mar 18, 2021	0
Amber Gardens	\$2,900k	\$1,845	1,572	4	Mar 18, 2021	38
Amber Gardens	\$2,900k	\$2,227	1,302	4	Mar 18, 2021	39

## 99 Sale Listings in Amber Park

Sale Address	Asking	PSF	Built sqft	Bedrooms	Posted	Days on Market
Amber Gardens	\$2,990k	\$2,296	1,302	4	Mar 18, 2021	15
Amber Gardens	\$2,990k	\$2,297	1,302	4	Mar 18, 2021	676
Amber Gardens	\$2,990k	\$2,297	1,302	4	Mar 18, 2021	655
Amber Gardens	\$2,990k	\$2,297	1,302	4	Mar 18, 2021	0
Amber Gardens	\$2,990k	\$2,297	1,302	4	Mar 18, 2021	70
Amber Gardens	\$3,438k	\$2,187	1,572	4	Mar 18, 2021	676
Amber Gardens	\$3,438k	\$2,187	1,572	4	Mar 18, 2021	740
Amber Gardens	\$3,438k	\$2,187	1,572	4	Mar 18, 2021	613
Amber Gardens	\$4,740k	\$2,318	2,045	5	Mar 18, 2021	15
Amber Gardens	\$4,742k	\$2,319	2,045	5	Mar 18, 2021	70
Amber Gardens	\$4,960k	\$2,316	2,142	5	Mar 18, 2021	38
Amber Gardens	\$4,968k	\$2,319	2,142	5	Mar 18, 2021	613
Amber Gardens	\$4,968k	\$2,319	2,142	5	Mar 18, 2021	676
Amber Gardens	\$5,580k	\$2,729	2,045	5	Mar 18, 2021	655
Amber Gardens	\$13,000k	\$2,960	4,392	6	Mar 18, 2021	655
Amber Gardens	\$13,000k	\$2,960	4,392	6	Mar 18, 2021	15
Amber Gardens	\$1,092k	\$2,359	463	1	Mar 17, 2021	148
Amber Gardens	\$1,093k	\$2,360	463	1	Mar 17, 2021	649
Amber Gardens	\$1,093k	\$2,360	463	1	Mar 17, 2021	116
Amber Gardens	\$1,093k	\$2,360	463	1	Mar 17, 2021	62
Amber Gardens	\$1,608k	\$2,372	678	2	Mar 17, 2021	116
Amber Gardens	\$1,611k	\$2,376	678	2	Mar 17, 2021	649
Amber Gardens	\$1,611k	\$2,376	678	2	Mar 17, 2021	62
Amber Gardens	\$1,628k	\$2,326	700	2	Mar 17, 2021	148
Amber Gardens	\$2,157k	\$2,278	947	3	Mar 17, 2021	649
Amber Gardens	\$2,157k	\$2,278	947	3	Mar 17, 2021	162
Amber Gardens	\$2,200k	\$2,000	1,100	3	Mar 17, 2021	16
Amber Gardens	\$2,990k	\$2,296	1,302	4	Mar 17, 2021	327
Amber Gardens	\$2,990k	\$2,297	1,302	4	Mar 17, 2021	649
Amber Gardens	\$2,990k	\$2,297	1,302	4	Mar 17, 2021	116
Amber Gardens	\$3,438k	\$2,187	1,572	4	Mar 17, 2021	116
Amber Gardens	\$4,968k	\$2,319	2,142	5	Mar 17, 2021	116
Amber Gardens	\$4,968k	\$2,319	2,142	5	Mar 17, 2021	327
Amber Gardens	\$5,355k	\$2,500	2,142	5	Mar 17, 2021	135
Amber Gardens	\$13,000k	\$2,960	4,392	6	Mar 17, 2021	162
Amber Gardens	\$13,000k	\$2,960	4,392	6	Mar 17, 2021	327
Amber Gardens	<b>\$1,000k</b>	<b>\$2,160</b>	<b>463</b>	<b>1</b>	<b>Mar 16, 2021</b>	<b>666</b>
Amber Gardens	\$1,028k	\$2,221	463	1	Mar 16, 2021	3

## 99 Sale Listings in Amber Park

Sale Address	Asking	PSF	Built sqft	Bedrooms	Posted	Days on Market
Amber Gardens	\$1,093k	\$2,360	463	1	Mar 16, 2021	672
Amber Gardens	\$1,558k	\$2,226	700	2	Mar 16, 2021	3
Amber Gardens	\$1,558k	\$2,226	700	2	Mar 16, 2021	6
Amber Gardens	\$1,568k	\$2,313	678	2	Mar 16, 2021	3
Amber Gardens	\$1,620k	\$2,314	700	2	Mar 16, 2021	648
Amber Gardens	\$1,628k	\$2,326	700	2	Mar 16, 2021	637
Amber Gardens	\$1,628k	\$2,326	700	2	Mar 16, 2021	672
Amber Gardens	\$2,058k	\$2,173	947	3	Mar 16, 2021	3
Amber Gardens	\$2,240k	\$2,365	947	3	Mar 16, 2021	206
Amber Gardens	\$2,588k	\$2,334	1,109	3	Mar 16, 2021	3
Amber Gardens	\$2,888k	\$2,218	1,302	4	Mar 16, 2021	3
Amber Gardens	\$3,155k	\$2,423	1,302	3	Mar 16, 2021	666
Amber Gardens	\$3,268k	\$2,079	1,572	4	Mar 16, 2021	3
Amber Gardens	\$3,668k	\$2,319	1,582	4	Mar 16, 2021	493
Amber Gardens	\$4,868k	\$2,273	2,142	5	Mar 16, 2021	3
Amber Gardens	\$5,580k	\$2,389	2,336	5	Mar 16, 2021	648
Amber Gardens	CALL	-	1,302	4	Mar 16, 2021	692
Amber Gardens	\$1,097k	\$2,369	463	1	Mar 15, 2021	636
Amber Gardens	\$1,104k	\$2,385	463	1	Mar 15, 2021	740
Amber Gardens	\$1,124k	\$2,428	463	1	Mar 15, 2021	3
Amber Gardens	\$1,608k	\$2,297	700	2	Mar 15, 2021	636
Amber Gardens	\$1,611k	\$2,376	678	2	Mar 15, 2021	3
Amber Gardens	\$1,611k	\$2,376	678	2	Mar 15, 2021	3
Amber Gardens	\$1,628k	\$2,326	700	2	Mar 15, 2021	58
Amber Gardens	\$1,628k	\$2,326	700	2	Mar 15, 2021	740
Amber Gardens	\$2,158k	\$2,278	947	3	Mar 15, 2021	740
Amber Gardens	\$2,158k	\$2,278	947	3	Mar 15, 2021	3
Amber Gardens	\$2,158k	\$2,278	947	3	Mar 15, 2021	3
Amber Gardens	\$2,990k	\$2,297	1,302	4	Mar 15, 2021	3
Amber Gardens	\$3,388k	\$2,155	1,572	4	Mar 15, 2021	636
Amber Gardens	\$3,438k	\$2,187	1,572	4	Mar 15, 2021	740
Amber Gardens	\$3,875k	\$2,976	1,302	4	Mar 15, 2021	497
Amber Gardens	\$4,742k	\$2,319	2,045	5	Mar 15, 2021	3
Amber Gardens	<b>\$4,771k</b>	<b>\$3,016</b>	<b>1,582</b>	<b>4</b>	<b>Mar 15, 2021</b>	<b>222</b>
Amber Gardens	\$1,093k	\$2,360	463	1	Mar 14, 2021	206
Amber Gardens	\$1,632k	\$2,332	700	2	Mar 14, 2021	79
Amber Gardens	\$1,690k	\$2,415	700	2	Mar 14, 2021	23
Amber Gardens	\$1,093k	\$2,360	463	1	Mar 13, 2021	154

## 99 Sale Listings in Amber Park

Sale Address	Asking	PSF	Built sqft	Bedrooms	Posted	Days on Market
Amber Gardens	\$1,611k	\$2,376	678	2	Mar 13, 2021	154
Amber Gardens	\$1,623k	\$2,363	687	2	Mar 13, 2021	38
Amber Gardens	\$2,158k	\$2,278	947	3	Mar 13, 2021	154
Amber Gardens	\$2,990k	\$2,297	1,302	4	Mar 13, 2021	154
Amber Gardens	\$4,968k	\$2,319	2,142	5	Mar 13, 2021	154
Amber Gardens	\$1,158k	\$2,391	484	1	Mar 12, 2021	741
Amber Gardens	\$1,611k	\$2,376	678	2	Mar 12, 2021	6
Amber Gardens	\$1,628k	\$2,326	700	2	Mar 12, 2021	741
Amber Gardens	\$1,787k	\$2,405	743	2	Mar 12, 2021	741
Amber Gardens	\$2,158k	\$2,278	947	3	Mar 12, 2021	71
Amber Gardens	\$2,158k	\$2,278	947	3	Mar 12, 2021	12
Amber Gardens	\$2,158k	\$2,278	947	3	Mar 12, 2021	737
Amber Gardens	\$2,158k	\$2,278	947	3	Mar 12, 2021	44
Amber Gardens	\$2,213k	\$2,305	960	3	Mar 12, 2021	660
Amber Gardens	\$3,438k	\$2,187	1,572	4	Mar 12, 2021	741
Amber Park	\$4,926k	\$2,299	2,142	5	Mar 12, 2021	673
Amber Gardens	\$4,968k	\$2,319	2,142	5	Mar 12, 2021	737
Amber Gardens	\$5,170k	\$2,414	2,142	5	Mar 12, 2021	680
Amber Gardens	\$5,464k	\$2,551	2,142	4	Mar 12, 2021	12
Amber Gardens	\$2,615k	\$2,358	1,109	3	Mar 11, 2021	7
Amber Gardens	\$2,990k	\$2,296	1,302	4	Mar 11, 2021	7
Amber Gardens	\$2,990k	\$2,297	1,302	2	Mar 11, 2021	70
Amber Gardens	\$4,838k	\$2,366	2,045	5	Mar 11, 2021	7
Amber Gardens	\$1,157k	\$2,390	484	1	Mar 10, 2021	486
Amber Gardens	\$1,611k	\$2,376	678	2	Mar 10, 2021	486
Amber Gardens	\$2,157k	\$2,278	947	3	Mar 10, 2021	486
Amber Gardens	\$2,615k	\$2,358	1,109	3	Mar 10, 2021	68
Amber Gardens	\$2,990k	\$2,296	1,302	4	Mar 10, 2021	68
Amber Gardens	\$4,838k	\$2,366	2,045	5	Mar 10, 2021	68
Amber Gardens	\$4,968k	\$2,319	2,142	5	Mar 10, 2021	71
Amber Gardens	\$1,080k	\$2,333	463	1	Mar 9, 2021	8
Amber Gardens	\$1,612k	\$2,378	678	2	Mar 9, 2021	667
Amber Gardens	\$1,014k	\$2,190	463	1	Mar 8, 2021	10
Amber Gardens	\$1,611k	\$2,376	678	2	Mar 8, 2021	669
Amber Gardens	\$1,611k	\$2,376	678	2	Mar 8, 2021	170
Amber Gardens	\$1,628k	\$2,326	700	2	Mar 8, 2021	726
Amber Gardens	\$1,628k	\$2,326	700	2	Mar 8, 2021	170
Amber Gardens	\$2,158k	\$2,278	947	3	Mar 8, 2021	170

## 99 Sale Listings in Amber Park

Sale Address	Asking	PSF	Built sqft	Bedrooms	Posted	Days on Market
Amber Gardens	\$2,158k	\$2,279	947	3	Mar 8, 2021	667
Amber Gardens	\$2,615k	\$2,358	1,109	3	Mar 8, 2021	669
Amber Gardens	\$2,615k	\$2,358	1,109	3	Mar 8, 2021	726
Amber Gardens	\$2,615k	\$2,358	1,109	3	Mar 8, 2021	170
Amber Gardens	\$2,990k	\$2,297	1,302	4	Mar 8, 2021	271
Amber Gardens	\$2,990k	\$2,297	1,302	4	Mar 8, 2021	170
Amber Gardens	\$2,991k	\$2,297	1,302	4	Mar 8, 2021	667
Amber Gardens	\$3,438k	\$2,187	1,572	4	Mar 8, 2021	170
Amber Gardens	\$3,668k	\$2,319	1,582	4	Mar 8, 2021	170
Amber Gardens	\$3,958k	\$2,502	1,582	4	Mar 8, 2021	673
Amber Gardens	\$4,742k	\$2,319	2,045	5	Mar 8, 2021	171
Amber Gardens	\$4,988k	\$2,329	2,142	5	Mar 8, 2021	726
Amber Gardens	\$5,556k	\$2,390	2,325	5	Mar 8, 2021	170
Amber Gardens	\$5,580k	\$2,389	2,336	5	Mar 8, 2021	669
Amber Gardens	\$13,000k	\$2,960	4,392	6	Mar 8, 2021	170
Amber Gardens	\$1,096k	\$2,367	463	1	Mar 6, 2021	91
Amber Gardens	\$1,690k	\$2,415	700	2	Mar 6, 2021	12
Amber Gardens	\$2,615k	\$2,358	1,109	3	Mar 6, 2021	12
Amber Gardens	\$1,628k	\$2,326	700	2	Mar 5, 2021	13
Amber Gardens	\$2,020k	\$2,104	960	3	Mar 5, 2021	703
Amber Gardens	\$2,158k	\$2,278	947	3	Mar 5, 2021	13
Amber Gardens	\$3,320k	\$2,101	1,580	4	Mar 5, 2021	703
Amber Gardens	\$1,088k	\$2,248	484	1	Mar 4, 2021	685
Amber Gardens	\$1,104k	\$2,385	463	1	Mar 4, 2021	14
Amber Gardens	\$1,600k	\$1,860	860	2	Mar 4, 2021	716
Amber Gardens	\$1,611k	\$2,376	678	2	Mar 4, 2021	14
Amber Gardens	\$1,611k	\$2,376	678	2	Mar 4, 2021	42
Amber Gardens	\$1,628k	\$2,326	700	2	Mar 4, 2021	14
Amber Gardens	\$1,888k	\$2,541	743	2	Mar 4, 2021	708
Amber Gardens	\$1,888k	\$2,541	743	2	Mar 4, 2021	708
Amber Gardens	\$2,158k	\$2,278	947	3	Mar 4, 2021	42
Amber Gardens	\$2,180k	\$1,966	1,109	3	Mar 4, 2021	684
Amber Gardens	\$2,772k	\$2,500	1,109	3	Mar 4, 2021	734
Amber Gardens	\$2,990k	\$2,297	1,302	4	Mar 4, 2021	42
Amber Gardens	\$2,999k	\$2,303	1,302	4	Mar 4, 2021	78
Amber Gardens	\$3,320k	\$2,101	1,580	4	Mar 4, 2021	46
Amber Gardens	\$3,668k	\$2,040	1,798	4	Mar 4, 2021	684
Amber Gardens	\$4,980k	\$2,132	2,336	5	Mar 4, 2021	684

## 99 Sale Listings in Amber Park

Sale Address	Asking	PSF	Built sqft	Bedrooms	Posted	Days on Market
Amber Gardens	\$12,000k	\$2,398	5,005	6	Mar 4, 2021	696
Amber Gardens	\$1,097k	\$2,369	463	1	Mar 3, 2021	62
Amber Gardens	\$1,160k	\$2,506	463	1	Mar 3, 2021	722
Amber Gardens	\$1,628k	\$2,326	700	2	Mar 3, 2021	62
Amber Gardens	\$1,659k	\$2,370	700	2	Mar 3, 2021	722
Amber Gardens	\$3,742k	\$2,365	1,582	4	Mar 3, 2021	14
Amber Gardens	\$1,104k	\$2,385	463	1	Feb 26, 2021	52
Amber Gardens	\$1,104k	\$2,385	463	1	Feb 25, 2021	699
Amber Gardens	\$1,625k	\$2,254	721	2	Feb 25, 2021	602
Amber Gardens	\$2,160k	\$2,281	947	3	Feb 25, 2021	699
Amber Gardens	\$3,000k	\$2,304	1,302	4	Feb 25, 2021	699
Amber Gardens	\$13,000k	\$2,960	4,392	6	Feb 25, 2021	699
Amber Gardens	\$1,096k	\$2,367	463	1	Feb 24, 2021	517
Amber Gardens	\$2,615k	\$2,358	1,109	3	Feb 24, 2021	584
Amber Gardens	\$13,000k	\$2,960	4,392	6	Feb 24, 2021	22
Amber Gardens	\$1,096k	\$2,367	463	1	Feb 23, 2021	627
Amber Gardens	\$1,628k	\$2,326	700	2	Feb 23, 2021	453
Amber Gardens	\$1,680k	\$2,231	753	2	Feb 23, 2021	627
Amber Gardens	\$2,158k	\$2,278	947	3	Feb 23, 2021	627
Amber Gardens	\$3,399k	\$2,151	1,580	4	Feb 23, 2021	627
Amber Gardens	\$4,742k	\$2,214	2,142	5	Feb 23, 2021	627
Amber Gardens	\$1,097k	\$2,369	463	1	Feb 22, 2021	653
Amber Gardens	\$1,104k	\$2,385	463	1	Feb 22, 2021	67
Amber Gardens	\$2,900k	\$1,833	1,582	4	Feb 21, 2021	25
Amber Gardens	\$1,097k	\$2,369	463	1	Feb 20, 2021	197
Amber Gardens	\$1,730k	\$2,297	753	2	Feb 20, 2021	197
Amber Gardens	\$2,615k	\$2,358	1,109	3	Feb 20, 2021	197
Amber Gardens	\$3,742k	\$2,366	1,582	4	Feb 20, 2021	197
Amber Gardens	\$4,968k	\$2,319	2,142	5	Feb 20, 2021	197
Amber Gardens	\$13,162k	\$3,004	4,382	6	Feb 20, 2021	197
Amber Gardens	\$1,000k	\$2,160	463	1	Feb 19, 2021	159
Amber Gardens	\$1,500k	\$2,143	700	2	Feb 19, 2021	159
Amber Gardens	\$1,628k	\$2,326	700	2	Feb 19, 2021	27
Amber Gardens	\$2,000k	\$2,112	947	3	Feb 19, 2021	159
Amber Gardens	\$2,157k	\$2,278	947	3	Feb 19, 2021	27
Amber Gardens	\$2,990k	\$2,296	1,302	4	Feb 19, 2021	27
Amber Gardens	\$4,968k	\$2,319	2,142	5	Feb 19, 2021	27
Amber Park	\$2,770k	\$2,498	1,109	3	Feb 18, 2021	673

## 99 Sale Listings in Amber Park

Sale Address	Asking	PSF	Built sqft	Bedrooms	Posted	Days on Market
Amber Gardens	\$3,770k	\$2,383	1,582	-	Feb 18, 2021	71
Amber Gardens	\$1,097k	\$2,369	463	1	Feb 16, 2021	71
Amber Gardens	\$1,600k	\$2,286	700	2	Feb 15, 2021	30
Amber Gardens	\$1,611k	\$2,376	678	2	Feb 15, 2021	30
Amber Gardens	\$3,380k	\$2,150	1,572	4	Feb 15, 2021	30
Amber Gardens	\$1,096k	\$2,367	463	1	Nov 23, 2020	276
Amber Gardens	\$1,628k	\$2,326	700	2	Nov 23, 2020	276
Amber Gardens	\$2,157k	\$2,278	947	3	Nov 23, 2020	276
Amber Gardens	\$1,096k	\$2,367	463	1	Jun 2, 2020	289
Amber Gardens	\$1,628k	\$2,326	700	2	Jun 2, 2020	289
Amber Gardens	\$2,157k	\$2,278	947	3	Jun 2, 2020	289

## Other Sale Listings in Amber Park

Sale Address	Asking	PSF	Built sqft	Bedrooms	Posted	Days on Market
Amber Park	\$1,732k	\$2,474	700	2	Mar 18, 2021	87
Amber Park	\$1,080k	\$2,231	484	1	Mar 17, 2021	48
Amber Park	\$1,080k	\$2,333	463	1	Mar 17, 2021	7
Amber Park	\$1,080k	\$2,231	484	1	Mar 17, 2021	74
Amber Park	\$1,093k	\$2,360	463	1	Mar 17, 2021	27
Amber Park	\$1,104k	\$2,385	463	1	Mar 17, 2021	14
Amber Park	\$1,585k	\$2,264	700	2	Mar 17, 2021	75
Amber Park	\$1,585k	\$2,264	700	2	Mar 17, 2021	48
Amber Park	\$1,588k	\$2,269	700	2	Mar 17, 2021	2
Amber Park	\$1,588k	\$2,269	700	2	Mar 17, 2021	16
Amber Park	\$1,608k	\$2,372	678	2	Mar 17, 2021	1
Amber Park	\$1,608k	\$2,372	678	2	Mar 17, 2021	115
Amber Park	\$1,611k	\$2,376	678	2	Mar 17, 2021	47
Amber Park	\$1,611k	\$2,376	678	2	Mar 17, 2021	13
Amber Park	\$1,611k	\$2,376	678	2	Mar 17, 2021	1
Amber Park	\$1,611k	\$2,376	678	2	Mar 17, 2021	1
Amber Park	\$1,628k	\$2,326	700	2	Mar 17, 2021	13
Amber Park	\$1,628k	\$2,326	700	2	Mar 17, 2021	1
Amber Park	\$1,628k	\$2,326	700	2	Mar 17, 2021	5
Amber Park	\$1,734k	\$2,302	753	2	Mar 17, 2021	7
Amber Park	\$2,120k	\$2,239	947	3	Mar 17, 2021	75
Amber Park	\$2,135k	\$2,254	947	3	Mar 17, 2021	64
Amber Park	\$2,140k	\$2,260	947	3	Mar 17, 2021	204

Sale Address	Asking	PSF	Built sqft	Bedrooms	Posted	Days on Market
Amber Park	\$2,144k	\$2,264	947	3	Mar 17, 2021	43
Amber Park	\$2,150k	\$2,270	947	3	Mar 17, 2021	2
Amber Park	\$2,157k	\$2,278	947	3	Mar 17, 2021	47
Amber Park	\$2,157k	\$2,278	947	3	Mar 17, 2021	115
Amber Park	\$2,158k	\$2,278	947	3	Mar 17, 2021	22
Amber Park	\$2,158k	\$2,278	947	3	Mar 17, 2021	5
Amber Park	\$2,158k	\$2,278	947	3	Mar 17, 2021	24
Amber Park	\$2,164k	\$2,285	947	3	Mar 17, 2021	9
Amber Park	\$2,588k	\$2,334	1,109	3	Mar 17, 2021	48
Amber Park	\$2,588k	\$2,334	1,109	3	Mar 17, 2021	75
Amber Park	\$2,800k	\$2,151	1,302	4	Mar 17, 2021	15
Amber Park	\$2,940k	\$2,258	1,302	4	Mar 17, 2021	75
Amber Park	\$3,006k	\$2,309	1,302	4	Mar 17, 2021	7
Amber Park	\$3,398k	\$2,162	1,572	4	Mar 17, 2021	75
Amber Park	\$3,454k	\$2,198	1,572	4	Mar 17, 2021	9
Amber Park	\$3,698k	\$2,338	1,582	4	Mar 17, 2021	7
Amber Park	\$4,600k	\$2,148	2,142	5	Mar 17, 2021	30
Amber Park	\$4,688k	\$2,292	2,045	5	Mar 17, 2021	75
Amber Park	\$4,742k	\$2,319	2,045	5	Mar 17, 2021	8
Amber Park	\$4,960k	\$2,316	2,142	5	Mar 17, 2021	7
Amber Park	\$5,556k	\$2,390	2,325	5	Mar 17, 2021	8
Amber Park	\$5,580k	\$2,389	2,336	5	Mar 17, 2021	8
Amber Park	<b>\$13,000k</b>	<b>\$2,960</b>	4,392	6	Mar 17, 2021	8
Amber Park	<b>\$13,000k</b>	<b>\$2,960</b>	4,392	6	Mar 17, 2021	1
Amber Park	\$1,100k	\$2,272	484	1	Mar 16, 2021	7
Amber Park	\$1,104k	\$2,385	463	1	Mar 16, 2021	65
Amber Park	\$1,190k	\$2,458	484	1	Mar 16, 2021	6
Amber Park	\$1,596k	\$2,280	700	2	Mar 16, 2021	44
Amber Park	\$1,598k	\$2,357	678	2	Mar 16, 2021	147
Amber Park	\$1,628k	\$2,326	700	2	Mar 16, 2021	204
Amber Park	\$2,157k	\$2,278	947	3	Mar 16, 2021	147
Amber Park	\$2,158k	\$2,278	947	3	Mar 16, 2021	2
Amber Park	\$4,968k	\$2,319	2,142	5	Mar 16, 2021	2
Amber Park	\$1,096k	\$2,264	484	1	Mar 15, 2021	49
Amber Park	\$1,611k	\$2,376	678	2	Mar 15, 2021	22
Amber Park	\$1,612k	\$2,378	678	2	Mar 15, 2021	7
Amber Park	\$1,628k	\$2,326	700	2	Mar 15, 2021	16
Amber Park	\$1,628k	\$2,326	700	2	Mar 15, 2021	7
Amber Park	\$2,664k	\$2,402	1,109	3	Mar 15, 2021	76

Sale Address	Asking	PSF	Built sqft	Bedrooms	Posted	Days on Market
Amber Park	\$2,990k	\$2,297	1,302	4	Mar 15, 2021	22
Amber Park	\$2,990k	\$2,297	1,302	4	Mar 15, 2021	3
Amber Park	\$2,990k	\$2,297	1,302	4	Mar 15, 2021	3
Amber Park	\$3,117k	\$2,394	1,302	4	Mar 15, 2021	87
Amber Park	\$5,580k	\$2,400	2,325	5	Mar 15, 2021	52
Amber Park	<b>\$13,000k</b>	<b>\$2,960</b>	<b>4,392</b>	<b>6</b>	<b>Mar 15, 2021</b>	<b>52</b>
Amber Park	\$1,104k	\$2,385	463	1	Mar 14, 2021	5
Amber Park	\$1,628k	\$2,326	700	2	Mar 14, 2021	23
Amber Park	\$2,615k	\$2,358	1,109	3	Mar 14, 2021	29
Amber Park	\$5,731k	\$2,453	2,336	5	Mar 14, 2021	4
Amber Park	\$12,880k	\$2,933	4,392	6	Mar 14, 2021	66
Amber Park	\$1,097k	\$2,369	463	1	Mar 13, 2021	19
Amber Park	\$1,629k	\$2,327	700	2	Mar 13, 2021	19
Amber Park	\$2,120k	\$2,236	948	3	Mar 13, 2021	71
Amber Park	\$2,150k	\$2,270	947	3	Mar 13, 2021	16
Amber Park	\$2,158k	\$2,278	947	3	Mar 13, 2021	19
Amber Park	\$3,660k	\$2,314	1,582	4	Mar 13, 2021	19
Amber Park	\$4,668k	\$2,283	2,045	5	Mar 13, 2021	17
Amber Park	\$4,968k	\$2,319	2,142	5	Mar 13, 2021	19
Amber Park	<b>\$13,000k</b>	<b>\$2,960</b>	<b>4,392</b>	<b>6</b>	<b>Mar 13, 2021</b>	<b>19</b>
Amber Park	\$1,112k	\$2,402	463	1	Mar 12, 2021	64
Amber Park	\$1,611k	\$2,376	678	2	Mar 12, 2021	64
Amber Park	\$1,628k	\$2,326	700	2	Mar 12, 2021	49
Amber Park	\$1,628k	\$2,326	700	2	Mar 12, 2021	47
Amber Park	\$1,729k	\$2,327	743	2	Mar 12, 2021	6
Amber Park	\$2,000k	\$2,112	947	3	Mar 12, 2021	17
Amber Park	\$2,100k	\$2,215	948	3	Mar 12, 2021	6
Amber Park	\$2,158k	\$2,278	947	3	Mar 12, 2021	47
Amber Park	\$2,158k	\$2,278	947	3	Mar 12, 2021	64
Amber Park	\$2,615k	\$2,358	1,109	3	Mar 12, 2021	6
Amber Park	\$3,668k	\$2,319	1,582	4	Mar 12, 2021	6
Amber Park	\$4,968k	\$2,319	2,142	5	Mar 12, 2021	64
Amber Park	\$1,560k	\$2,229	700	2	Mar 11, 2021	57
Amber Park	\$1,600k	\$2,360	678	2	Mar 11, 2021	75
Amber Park	\$2,060k	\$2,175	947	3	Mar 11, 2021	35
Amber Park	\$2,600k	\$2,344	1,109	3	Mar 11, 2021	75
Amber Park	\$2,615k	\$2,358	1,109	3	Mar 11, 2021	33
Amber Park	\$2,898k	\$2,226	1,302	4	Mar 11, 2021	25
Amber Park	\$4,580k	\$2,138	2,142	5	Mar 11, 2021	17

Sale Address	Asking	PSF	Built sqft	Bedrooms	Posted	Days on Market
Amber Park	\$5,170k	\$2,414	2,142	5	Mar 11, 2021	75
Amber Park	\$1,104k	\$2,385	463	1	Mar 10, 2021	8
Amber Park	\$1,611k	\$2,376	678	2	Mar 10, 2021	8
Amber Park	\$1,611k	\$2,376	678	2	Mar 10, 2021	62
Amber Park	\$1,628k	\$2,326	700	2	Mar 10, 2021	8
Amber Park	\$1,628k	\$2,326	700	2	Mar 10, 2021	17
Amber Park	\$2,158k	\$2,278	947	3	Mar 10, 2021	8
Amber Park	\$2,158k	\$2,278	947	3	Mar 10, 2021	8
Amber Park	\$2,164k	\$2,285	947	3	Mar 10, 2021	8
Amber Park	\$2,731k	\$2,462	1,109	3	Mar 10, 2021	8
Amber Park	\$2,990k	\$2,297	1,302	4	Mar 10, 2021	8
Amber Park	\$4,742k	\$2,319	2,045	5	Mar 10, 2021	8
Amber Park	\$5,125k	\$2,393	2,142	5	Mar 10, 2021	8
Amber Park	\$5,485k	\$2,561	2,142	5	Mar 10, 2021	8
Amber Park	\$2,990k	\$2,297	1,302	4	Mar 9, 2021	20
Amber Park	\$1,154k	\$2,383	484	1	Mar 8, 2021	10
Amber Park	\$1,628k	\$2,326	700	2	Mar 8, 2021	10
Amber Park	\$1,642k	\$2,422	678	2	Mar 8, 2021	50
Amber Park	\$1,104k	\$2,385	463	1	Mar 7, 2021	13
Amber Park	\$1,600k	\$2,360	678	2	Mar 7, 2021	68
Amber Park	\$1,611k	\$2,376	678	2	Mar 7, 2021	25
Amber Park	\$2,157k	\$2,278	947	3	Mar 7, 2021	25
Amber Park	\$2,990k	\$2,296	1,302	4	Mar 7, 2021	25
Amber Park	<b>\$13,000k</b>	<b>\$2,960</b>	<b>4,392</b>	<b>6</b>	<b>Mar 6, 2021</b>	<b>12</b>
Amber Park	<b>\$1,500k</b>	<b>\$1,992</b>	<b>753</b>	<b>2</b>	<b>Mar 5, 2021</b>	<b>17</b>
Amber Park	\$1,611k	\$2,376	678	2	Mar 5, 2021	13
Amber Park	\$2,990k	\$2,296	1,302	4	Mar 5, 2021	23
Amber Park	\$1,104k	\$2,385	463	1	Mar 4, 2021	55
Amber Park	\$1,104k	\$2,385	463	1	Mar 4, 2021	49
Amber Park	\$1,628k	\$2,326	700	2	Mar 4, 2021	16
Amber Park	\$1,734k	\$2,302	753	2	Mar 4, 2021	37
Amber Park	\$2,234k	\$2,359	947	3	Mar 4, 2021	14
Amber Park	\$2,640k	\$2,380	1,109	3	Mar 4, 2021	14
Amber Park	\$3,447k	\$2,193	1,572	4	Mar 4, 2021	64
Amber Park	\$1,088k	\$2,248	484	1	Mar 3, 2021	68
Amber Park	\$1,601k	\$2,255	710	2	Mar 3, 2021	64
Amber Park	\$1,823k	\$2,454	743	2	Mar 3, 2021	15
Amber Park	\$2,615k	\$2,358	1,109	3	Mar 3, 2021	15
Amber Park	\$2,990k	\$2,297	1,302	4	Mar 3, 2021	15

Sale Address	Asking	PSF	Built sqft	Bedrooms	Posted	Days on Market
Amber Park	\$2,999k	\$2,303	1,302	4	Mar 3, 2021	64
Amber Park	\$5,170k	\$2,414	2,142	5	Mar 3, 2021	15
Amber Park	\$5,485k	\$2,561	2,142	5	Mar 3, 2021	15
Amber Park	\$1,104k	\$2,385	463	1	Mar 2, 2021	16
Amber Park	\$1,611k	\$2,376	678	2	Mar 2, 2021	16
Amber Park	\$2,158k	\$2,278	947	3	Mar 2, 2021	16
Amber Park	\$2,158k	\$2,279	947	3	Mar 2, 2021	16
Amber Park	\$2,615k	\$2,358	1,109	3	Mar 2, 2021	16
Amber Park	\$3,438k	\$2,187	1,572	4	Mar 2, 2021	16
Amber Park	\$4,968k	\$2,319	2,142	5	Mar 2, 2021	16
Amber Park	\$1,092k	\$2,359	463	1	Mar 1, 2021	46
Amber Park	\$1,093k	\$2,360	463	1	Mar 1, 2021	17
Amber Park	\$1,104k	\$2,385	463	1	Mar 1, 2021	64
Amber Park	\$1,608k	\$2,372	678	2	Mar 1, 2021	23
Amber Park	\$1,610k	\$2,375	678	2	Mar 1, 2021	145
Amber Park	\$1,611k	\$2,376	678	2	Mar 1, 2021	64
Amber Park	\$1,611k	\$2,376	678	2	Mar 1, 2021	17
Amber Gardens	\$1,628k	\$2,326	700	2	Mar 1, 2021	17
Amber Park	\$2,150k	\$2,270	947	3	Mar 1, 2021	64
Amber Park	\$2,990k	\$2,296	1,302	4	Mar 1, 2021	64
Amber Park	\$2,990k	\$2,297	1,302	4	Mar 1, 2021	76
Amber Park	\$3,438k	\$2,187	1,572	4	Mar 1, 2021	17
Amber Park	<b>\$13,000k</b>	<b>\$2,960</b>	<b>4,392</b>	<b>6</b>	<b>Mar 1, 2021</b>	<b>17</b>
Amber Park	\$2,120k	\$2,239	947	3	Feb 28, 2021	52
Amber Park	\$2,940k	\$2,258	1,302	4	Feb 28, 2021	52
Amber Park	\$4,988k	\$2,068	2,412	5	Feb 28, 2021	18
Amber Park	\$1,093k	\$2,360	463	1	Feb 27, 2021	19
Amber Park	\$1,104k	\$2,385	463	1	Feb 27, 2021	21
Amber Park	\$1,836k	\$2,471	743	2	Feb 27, 2021	31
Amber Park	\$2,158k	\$2,278	947	3	Feb 27, 2021	45
Amber Park	\$2,158k	\$2,278	947	3	Feb 27, 2021	22
Amber Park	\$2,990k	\$2,297	1,302	4	Feb 27, 2021	72
Amber Park	<b>\$999k</b>	<b>\$2,064</b>	<b>484</b>	<b>1</b>	<b>Feb 26, 2021</b>	<b>20</b>
Amber Park	\$1,189k	\$2,456	484	1	Feb 26, 2021	25
Amber Park	\$1,560k	\$2,229	700	2	Feb 26, 2021	20
Amber Road	\$1,611k	\$2,338	689	2	Feb 26, 2021	48
Amber Park	\$1,693k	\$2,497	678	2	Feb 26, 2021	28
Amber Park	\$2,000k	\$2,112	947	3	Feb 26, 2021	20
Amber Park	\$2,634k	\$2,375	1,109	3	Feb 26, 2021	28

Sale Address	Asking	PSF	Built sqft	Bedrooms	Posted	Days on Market
Amber Park	\$2,886k	\$2,217	1,302	4	Feb 26, 2021	20
Amber Park	\$4,686k	\$2,291	2,045	5	Feb 26, 2021	20
Amber Park	\$5,170k	\$2,414	2,142	5	Feb 26, 2021	20
Amber Park	\$1,097k	\$2,369	463	1	Feb 25, 2021	55
Amber Park	\$1,100k	\$2,376	463	1	Feb 25, 2021	52
Amber Park	\$1,600k	\$2,286	700	2	Feb 25, 2021	21
Amber Park	\$1,611k	\$2,376	678	2	Feb 25, 2021	21
Amber Park	\$1,791k	\$2,379	753	2	Feb 25, 2021	21
Amber Park	\$3,218k	\$2,472	1,302	4	Feb 25, 2021	21
Amber Park	\$3,438k	\$2,187	1,572	4	Feb 25, 2021	21
Amber Park	\$4,741k	\$2,318	2,045	5	Feb 25, 2021	106
Amber Park	\$1,092k	\$2,359	463	1	Feb 24, 2021	71
Amber Park	\$1,267k	\$2,308	549	1	Feb 24, 2021	22
Amber Park	\$1,611k	\$2,376	678	2	Feb 24, 2021	22
Amber Park	\$1,611k	\$2,376	678	2	Feb 24, 2021	22
Amber Park	\$2,157k	\$2,278	947	3	Feb 24, 2021	71
Amber Park	\$2,157k	\$2,278	947	3	Feb 24, 2021	65
Amber Park	\$2,628k	\$2,369	1,109	3	Feb 24, 2021	22
Amber Park	\$4,968k	\$2,319	2,142	5	Feb 24, 2021	22
Amber Park	\$5,580k	\$2,389	2,336	5	Feb 24, 2021	71
Amber Park	\$1,104k	\$2,385	463	1	Feb 23, 2021	23
Amber Park	\$1,690k	\$2,414	700	2	Feb 23, 2021	23
Amber Park	\$1,734k	\$2,302	753	2	Feb 23, 2021	58
Amber Park	\$2,615k	\$2,358	1,109	3	Feb 23, 2021	23
Amber Park	\$2,990k	\$2,296	1,302	4	Feb 23, 2021	23
Amber Park	\$3,438k	\$2,187	1,572	4	Feb 23, 2021	31
Amber Park	\$4,968k	\$2,319	2,142	5	Feb 23, 2021	23
Amber Park	\$4,968k	\$2,319	2,142	5	Feb 23, 2021	23
Amber Park	\$1,092k	\$2,359	463	1	Feb 22, 2021	24
Amber Park	\$1,585k	\$2,264	700	2	Feb 22, 2021	52
Amber Park	\$1,611k	\$2,376	678	2	Feb 22, 2021	32
Amber Park	\$2,157k	\$2,278	947	3	Feb 22, 2021	24
Amber Park	\$2,588k	\$2,334	1,109	3	Feb 22, 2021	52
Amber Park	\$4,334k	\$2,410	1,798	4	Feb 22, 2021	32
Amber Park	\$4,688k	\$2,292	2,045	5	Feb 22, 2021	52
Amber Road	\$1,091k	\$2,357	463	1	Feb 21, 2021	25
Amber Park	\$1,630k	\$2,329	700	2	Feb 21, 2021	152
Amber Park	\$1,104k	\$2,385	463	1	Feb 19, 2021	69
Amber Park	\$1,104k	\$2,385	463	1	Feb 19, 2021	63

Sale Address	Asking	PSF	Built sqft	Bedrooms	Posted	Days on Market
Amber Park	\$1,108k	\$2,393	463	1	Feb 19, 2021	27
Amber Park	\$1,611k	\$2,376	678	2	Feb 19, 2021	51
Amber Park	\$2,150k	\$2,270	947	3	Feb 19, 2021	56
Amber Park	\$3,668k	\$2,319	1,582	4	Feb 19, 2021	27
Amber Park	<b>\$13,000k</b>	<b>\$2,960</b>	<b>4,392</b>	<b>6</b>	<b>Feb 19, 2021</b>	<b>27</b>
Amber Park	\$1,585k	\$2,264	700	2	Feb 17, 2021	29
Amber Park	\$1,600k	\$2,360	678	2	Feb 17, 2021	29
Amber Park	\$2,120k	\$2,239	947	3	Feb 17, 2021	29
Amber Park	\$2,664k	\$2,402	1,109	3	Feb 17, 2021	29
Amber Park	\$4,968k	\$2,319	2,142	5	Feb 17, 2021	66
Amber Park	<b>\$13,000k</b>	<b>\$2,960</b>	<b>4,392</b>	<b>6</b>	<b>Feb 17, 2021</b>	<b>29</b>
Amber Park	\$1,080k	\$2,231	484	1	Feb 16, 2021	30
Amber Park	\$1,585k	\$2,264	700	2	Feb 16, 2021	30
Amber Park	\$1,611k	\$2,376	678	2	Feb 16, 2021	30
Amber Park	\$1,642k	\$2,422	678	2	Feb 16, 2021	30
Amber Park	\$2,120k	\$2,239	947	3	Feb 16, 2021	30
Amber Park	\$2,588k	\$2,334	1,109	3	Feb 16, 2021	30
Amber Park	\$2,940k	\$2,258	1,302	4	Feb 16, 2021	30
Amber Park	\$3,398k	\$2,162	1,572	4	Feb 16, 2021	30
Amber Park	\$4,334k	\$2,410	1,798	4	Feb 16, 2021	30
Amber Park	\$4,688k	\$2,292	2,045	5	Feb 16, 2021	30
Amber Park	\$1,104k	\$2,385	463	1	Feb 15, 2021	31
Amber Park	\$1,104k	\$2,385	463	1	Feb 15, 2021	31
Amber Park	\$1,685k	\$2,485	678	2	Feb 15, 2021	31
Amber Park	\$1,836k	\$2,471	743	2	Feb 15, 2021	31
Amber Park	\$2,158k	\$2,278	947	3	Feb 15, 2021	31
Amber Park	\$3,438k	\$2,187	1,572	4	Feb 15, 2021	31
Amber Park	\$5,731k	\$2,453	2,336	5	Feb 15, 2021	31
Amber Park	\$1,611k	\$2,376	678	2	Feb 14, 2021	32
Amber Park	\$1,734k	\$2,302	753	2	Feb 9, 2021	37
Amber Park	\$2,158k	\$2,278	947	3	Feb 8, 2021	38
Amber Park	\$4,968k	\$2,319	2,142	5	Feb 8, 2021	38
Amber Park	\$2,990k	\$2,297	1,302	4	Feb 7, 2021	39
Amber Park	\$4,742k	\$2,319	2,045	5	Feb 7, 2021	39
Amber Park	\$1,611k	\$2,376	678	2	Feb 6, 2021	40
Amber Park	\$1,729k	\$2,327	743	2	Feb 6, 2021	40
Amber Park	\$2,100k	\$2,215	948	3	Feb 6, 2021	40
Amber Park	\$2,615k	\$2,358	1,109	3	Feb 6, 2021	40
Amber Park	\$1,104k	\$2,385	463	1	Feb 5, 2021	41

Sale Address	Asking	PSF	Built sqft	Bedrooms	Posted	Days on Market
Amber Park	\$1,104k	\$2,385	463	1	Feb 5, 2021	41
Amber Park	\$1,177k	\$2,431	484	1	Feb 4, 2021	42
Amber Park	\$5,600k	\$2,397	2,336	5	Feb 4, 2021	42
Amber Park	\$1,611k	\$2,376	678	2	Feb 1, 2021	45
Amber Park	\$1,628k	\$2,326	700	2	Feb 1, 2021	45
Amber Park	\$2,990k	\$2,297	1,302	4	Feb 1, 2021	45
Amber Park	\$4,742k	\$2,319	2,045	5	Feb 1, 2021	45
Amber Park	\$1,104k	\$2,385	463	1	Jan 31, 2021	46
Amber Park	\$1,611k	\$2,376	678	2	Jan 31, 2021	46
Amber Park	\$2,158k	\$2,278	947	3	Jan 31, 2021	46
Amber Park	\$2,615k	\$2,358	1,109	3	Jan 31, 2021	46
Amber Park	\$3,400k	\$2,163	1,572	4	Jan 31, 2021	46
Amber Park	\$5,580k	\$2,400	2,325	5	Jan 31, 2021	46
Amber Park	<b>\$13,000k</b>	<b>\$2,960</b>	<b>4,392</b>	<b>6</b>	<b>Jan 31, 2021</b>	<b>46</b>
Amber Park	\$2,615k	\$2,358	1,109	3	Jan 29, 2021	48
Amber Park	\$2,615k	\$2,358	1,109	3	Jan 29, 2021	48
Amber Park	\$2,990k	\$2,296	1,302	4	Jan 29, 2021	48
Amber Park	\$2,187k	\$2,310	947	3	Jan 27, 2021	50
Amber Park	\$5,170k	\$2,414	2,142	5	Jan 24, 2021	53
Amber Park	\$1,611k	\$2,376	678	2	Jan 22, 2021	55
Amber Park	\$1,112k	\$2,402	463	1	Jan 19, 2021	58
Amber Park	\$1,611k	\$2,376	678	2	Jan 19, 2021	58
Amber Park	\$2,158k	\$2,278	947	3	Jan 19, 2021	58
Amber Park	\$3,447k	\$2,193	1,572	4	Jan 19, 2021	58
Amber Park	\$4,968k	\$2,319	2,142	5	Jan 19, 2021	58

### 99 Sale Listings in other comparable projects

Sale Address	Asking	PSF	Built sqft	Bedrooms	Posted	Days on Market
Amber Road	\$1,060k	\$2,345	452	1	Mar 18, 2021	36
Amber Road	\$1,063k	\$2,352	452	1	Mar 18, 2021	592
Amber Road	\$1,063k	\$2,352	452	2	Mar 18, 2021	28
Amber Road	\$1,063k	\$2,352	452	1	Mar 18, 2021	580
Amber Road	\$1,063k	\$2,352	452	1	Mar 18, 2021	613
Amber Road	\$1,150k	\$2,376	484	1	Mar 18, 2021	785
Amber Road	\$1,150k	\$2,376	484	1	Mar 18, 2021	40
Amber Road	\$1,153k	\$2,382	484	1	Mar 18, 2021	774
Amber Road	\$1,204k	\$2,487	484	1	Mar 18, 2021	744

## 99 Sale Listings in other comparable projects

Sale Address	Asking	PSF	Built sqft	Bedrooms	Posted	Days on Market
Amber Road	\$1,550k	\$2,150	721	2	Mar 18, 2021	686
Amber Road	\$1,550k	\$2,150	721	2	Mar 18, 2021	774
Amber Road	\$1,590k	\$2,205	721	2	Mar 18, 2021	422
Amber Road	\$1,600k	\$2,219	721	2	Mar 18, 2021	785
Amber Road	\$1,600k	\$2,254	710	2	Mar 18, 2021	28
Amber Road	\$1,610k	\$2,268	710	2	Mar 18, 2021	36
Amber Road	\$1,613k	\$2,272	710	2	Mar 18, 2021	299
Amber Road	\$1,613k	\$2,272	710	2	Mar 18, 2021	613
Amber Road	\$1,613k	\$2,272	710	2	Mar 18, 2021	592
Amber Road	\$1,613k	\$2,272	710	2	Mar 18, 2021	580
Amber Road	\$1,640k	\$2,275	721	2	Mar 18, 2021	765
Seraya Lane	\$1,651k	\$1,723	958	3	Mar 18, 2021	188
Seraya Lane	\$1,652k	\$1,705	969	3	Mar 18, 2021	401
Seraya Lane	\$1,652k	\$1,705	969	3	Mar 18, 2021	362
Amber Road	\$1,682k	\$2,333	721	2	Mar 18, 2021	744
Amber Road	\$1,721k	\$2,387	721	2	Mar 18, 2021	430
Amber Road	\$1,759k	\$2,150	818	2	Mar 18, 2021	0
Amber Road	\$1,790k	\$2,409	743	2	Mar 18, 2021	28
Amber Road	\$1,845k	\$2,256	818	2	Mar 18, 2021	744
Seraya Lane	\$1,870k	\$1,497	1,249	4	Mar 18, 2021	384
Seraya Lane	\$1,948k	\$1,587	1,227	4	Mar 18, 2021	157
Amber Road	\$2,450k	\$2,015	1,216	3	Mar 18, 2021	774
Amber Road	\$2,490k	\$2,245	1,109	3	Mar 18, 2021	28
Amber Road	\$2,498k	\$2,252	1,109	3	Mar 18, 2021	592
Amber Road	\$2,498k	\$2,252	1,109	3	Mar 18, 2021	580
Amber Road	\$2,498k	\$2,252	1,109	3	Mar 18, 2021	36
Amber Road	\$2,530k	\$2,081	1,216	3	Mar 18, 2021	744
Amber Road	\$2,610k	\$2,146	1,216	3	Mar 18, 2021	422
Amber Road	\$2,650k	\$2,345	1,130	3	Mar 18, 2021	26
Amber Road	\$2,734k	\$2,248	1,216	3	Mar 18, 2021	430
Meyer Road	\$4,650k	\$2,497	1,862	3	Mar 18, 2021	188
Meyer Road	\$4,800k	\$2,563	1,873	3	Mar 18, 2021	24
Meyer Road	\$4,888k	\$2,625	1,862	3	Mar 18, 2021	15
Meyer Road	\$5,620k	\$2,663	2,110	3	Mar 18, 2021	24
Meyer Road	\$7,000k	\$2,482	2,820	4	Mar 18, 2021	24
Meyer Road	\$7,000k	\$2,482	2,820	4	Mar 18, 2021	15
Meyer Road	\$7,172k	\$2,543	2,820	4	Mar 18, 2021	188
Meyer Road	\$7,700k	\$2,502	3,078	4	Mar 18, 2021	23

## 99 Sale Listings in other comparable projects

Sale Address	Asking	PSF	Built sqft	Bedrooms	Posted	Days on Market
Meyer Road	\$13,500k	\$2,384	5,662	5	Mar 18, 2021	413
Meyer Road	\$13,520k	\$2,388	5,662		Mar 18, 2021	188
Meyer Road	\$13,600k	\$2,397	5,673	4	Mar 18, 2021	15
Amber Road	\$1,053k	\$2,330	452	1	Mar 17, 2021	628
Amber Road	\$1,063k	\$2,352	452	1	Mar 17, 2021	380
Amber Road	\$1,145k	\$2,365	484	1	Mar 17, 2021	93
Amber Road	\$1,550k	\$2,150	721	2	Mar 17, 2021	93
Amber Road	\$1,550k	\$2,150	721	2	Mar 17, 2021	91
Amber Road	\$1,613k	\$2,272	710	2	Mar 17, 2021	380
Amber Road	\$1,622k	\$2,250	721	2	Mar 17, 2021	734
Amber Road	\$1,714k	\$2,307	743	2	Mar 17, 2021	380
Amber Road	\$1,931k	\$2,599	743	2	Mar 17, 2021	1
Seraya Lane	\$1,962k	\$1,571	1,249	4	Mar 17, 2021	1
Amber Road	\$2,498k	\$2,252	1,109	3	Mar 17, 2021	51
Amber Road	\$2,500k	\$2,254	1,109	3	Mar 17, 2021	63
Meyer Road	\$4,941k	\$2,654	1,862	3	Mar 17, 2021	1
Meyer Road	\$7,010k	\$2,486	2,820	4	Mar 17, 2021	155
Meyer Road	\$8,284k	\$2,499	3,315	4	Mar 17, 2021	77
Meyer Road	\$13,629k	\$2,402	5,673	4	Mar 17, 2021	155
Meyer Road	\$13,629k	\$2,402	5,673	4	Mar 17, 2021	77
Meyer Road	<b>\$13,655k</b>	<b>\$2,412</b>	<b>5,662</b>	<b>4</b>	<b>Mar 17, 2021</b>	<b>143</b>
Amber Road	\$1,038k	\$2,297	452	1	Mar 16, 2021	3
Amber Road	\$1,038k	\$2,297	452	1	Mar 16, 2021	241
Amber Road	\$1,088k	\$2,248	484	1	Mar 16, 2021	6
Amber Road	\$1,130k	\$2,330	485	1	Mar 16, 2021	578
Amber Road	\$1,228k	\$2,537	484	1	Mar 16, 2021	553
Amber Road	\$1,488k	\$2,064	721	2	Mar 16, 2021	6
Amber Road	\$1,568k	\$2,208	710	2	Mar 16, 2021	6
Seraya Lane	\$1,578k	\$1,629	969	3	Mar 16, 2021	3
Seraya Lane	\$1,588k	\$1,521	1,044	3	Mar 16, 2021	6
Amber Road	\$1,599k	\$2,252	710	2	Mar 16, 2021	241
Amber Road	\$1,622k	\$2,250	721	2	Mar 16, 2021	672
Amber Road	\$1,638k	\$2,204	743	2	Mar 16, 2021	3
Seraya Lane	<b>\$1,800k</b>	<b>\$1,467</b>	<b>1,227</b>	<b>4</b>	<b>Mar 16, 2021</b>	<b>6</b>
Seraya Lane	\$1,818k	\$1,482	1,227	4	Mar 16, 2021	2
Seraya Lane	\$1,818k	\$1,482	1,227	4	Mar 16, 2021	6
Seraya Lane	\$1,858k	\$1,488	1,249	4	Mar 16, 2021	3

## 99 Sale Listings in other comparable projects

Sale Address	Asking	PSF	Built sqft	Bedrooms	Posted	Days on Market
Amber Road	\$2,358k	\$2,087	1,130	3	Mar 16, 2021	6
Amber Road	\$2,388k	\$1,964	1,216	3	Mar 16, 2021	6
Amber Road	\$2,428k	\$2,189	1,109	3	Mar 16, 2021	3
Amber Road	\$2,450k	\$2,015	1,216	3	Mar 16, 2021	9
Amber Road	\$2,600k	\$2,138	1,216	3	Mar 16, 2021	662
Amber Road	\$2,638k	\$2,335	1,130	3	Mar 16, 2021	6
Amber Road	\$2,880k	\$2,140	1,346	4	Mar 16, 2021	6
Amber Road	\$3,588k	\$2,252	1,593	4	Mar 16, 2021	3
Meyer Road	\$4,889k	\$2,610	1,873	3	Mar 16, 2021	393
Meyer Road	\$7,000k	\$2,482	2,820	4	Mar 16, 2021	381
Meyer Road	\$7,016k	\$2,488	2,820	4	Mar 16, 2021	393
Meyer Road	\$13,529k	\$2,389	5,662	5	Mar 16, 2021	393
Meyer Road	\$13,620k	\$2,401	5,673	4	Mar 16, 2021	381
Amber Road	\$1,063k	\$2,352	452	1	Mar 15, 2021	580
Amber Road	\$1,200k	\$2,531	474	1	Mar 15, 2021	774
Amber Road	\$1,220k	\$2,520	484	1	Mar 15, 2021	352
Seraya Lane	\$1,578k	\$1,629	969	3	Mar 15, 2021	3
Amber Road	\$1,600k	\$2,254	710	2	Mar 15, 2021	268
Amber Road	\$1,613k	\$2,272	710	2	Mar 15, 2021	58
Amber Road	\$1,613k	\$2,272	710	2	Mar 15, 2021	580
Amber Road	\$1,670k	\$2,316	721	2	Mar 15, 2021	352
Amber Road	\$1,700k	\$2,361	720	2	Mar 15, 2021	774
Seraya Lane	\$1,928k	\$1,543	1,249	4	Mar 15, 2021	499
Amber Road	\$2,300k	\$2,035	1,130	3	Mar 15, 2021	654
Amber Road	\$2,380k	\$2,106	1,130	3	Mar 15, 2021	619
Amber Road	\$2,380k	\$2,106	1,130	3	Mar 15, 2021	619
Amber Road	\$2,380k	\$2,106	1,130	3	Mar 15, 2021	619
Amber Road	\$2,380k	\$2,106	1,130	3	Mar 15, 2021	619
Amber Road	\$2,498k	\$2,252	1,109	3	Mar 15, 2021	580
Amber Road	\$2,500k	\$2,056	1,216	3	Mar 15, 2021	352
Amber Road	\$2,600k	\$2,465	1,055	3	Mar 15, 2021	774
Amber Road	\$2,972k	\$2,208	1,346	4	Mar 15, 2021	1023
Amber Road	\$3,000k	\$1,976	1,518	4	Mar 15, 2021	654
Amber Road	\$3,701k	\$2,405	1,539	4	Mar 15, 2021	1023
Meyer Road	\$4,889k	\$2,610	1,873	3	Mar 15, 2021	5
Meyer Road	\$5,139k	\$2,760	1,862	3	Mar 15, 2021	722
Meyer Road	\$7,016k	\$2,488	2,820	4	Mar 15, 2021	5
Amber Road	\$1,850k	\$3,013	614	2	Mar 14, 2021	55

## 99 Sale Listings in other comparable projects

Sale Address	Asking	PSF	Built sqft	Bedrooms	Posted	Days on Market
Seraya Lane	\$1,962k	\$1,571	1,249	3	Mar 14, 2021	624
Meyer Road	\$4,561k	\$2,435	1,873	3	Mar 14, 2021	272
Meyer Road	\$7,170k	\$2,543	2,820	4	Mar 14, 2021	272
Amber Road	\$1,063k	\$2,352	452		Mar 13, 2021	155
Amber Road	\$1,069k	\$2,365	452	1	Mar 13, 2021	176
Amber Road	\$1,204k	\$2,487	484	1	Mar 13, 2021	154
Amber Road	\$1,228k	\$2,537	484	1	Mar 13, 2021	299
Amber Road	\$1,613k	\$2,272	710	2	Mar 13, 2021	155
Amber Road	\$1,682k	\$2,333	721	2	Mar 13, 2021	299
Seraya Lane	\$1,701k	\$1,629	1,044	3	Mar 13, 2021	198
Amber Road	\$1,726k	\$2,431	710	2	Mar 13, 2021	176
Amber Road	\$1,750k	\$2,139	818	2	Mar 13, 2021	154
Amber Road	\$2,258k	\$1,998	1,130	4	Mar 13, 2021	36
Amber Road	\$2,498k	\$2,252	1,109	3	Mar 13, 2021	155
Amber Road	\$2,530k	\$2,081	1,216	3	Mar 13, 2021	154
Amber Road	\$2,590k	\$2,130	1,216	3	Mar 13, 2021	792
Amber Road	\$2,600k	\$2,465	1,055	3	Mar 13, 2021	299
Amber Road	\$2,619k	\$2,362	1,109	3	Mar 13, 2021	176
Meyer Road	\$4,889k	\$2,610	1,873	3	Mar 13, 2021	190
Meyer Road	\$7,016k	\$2,488	2,820	4	Mar 13, 2021	190
Amber Road	\$1,063k	\$2,352	452	1	Mar 12, 2021	267
Amber Road	\$1,145k	\$2,365	484	1	Mar 12, 2021	6
Amber Road	\$1,160k	\$2,396	484	1	Mar 12, 2021	748
Amber Road	\$1,160k	\$2,396	484	1	Mar 12, 2021	6
Amber Road	\$1,276k	\$2,823	452	1	Mar 12, 2021	7
Amber Road	\$1,520k	\$2,108	721	2	Mar 12, 2021	6
Amber Road	\$1,613k	\$2,272	710	2	Mar 12, 2021	267
Amber Road	\$1,613k	\$2,272	710	2	Mar 12, 2021	7
Amber Road	\$1,640k	\$2,275	721	2	Mar 12, 2021	6
Amber Road	\$1,719k	\$2,384	721	2	Mar 12, 2021	747
Amber Road	\$1,845k	\$2,256	818	2	Mar 12, 2021	748
Seraya Lane	\$1,855k	\$1,485	1,249	4	Mar 12, 2021	6
Amber Road	\$1,910k	\$2,087	915	2	Mar 12, 2021	747
Amber Road	\$2,460k	\$2,023	1,216	3	Mar 12, 2021	6
Amber Road	\$2,480k	\$2,039	1,216	3	Mar 12, 2021	748
Amber Road	\$2,488k	\$2,202	1,130	3	Mar 12, 2021	126
Amber Road	\$2,498k	\$2,252	1,109	3	Mar 12, 2021	7
Amber Road	\$2,821k	\$2,496	1,130	3	Mar 12, 2021	12

## 99 Sale Listings in other comparable projects

Sale Address	Asking	PSF	Built sqft	Bedrooms	Posted	Days on Market
Meyer Road	\$7,170k	\$2,543	2,820	4	Mar 12, 2021	6
Amber Road	\$1,145k	\$2,365	484	1	Mar 11, 2021	735
Amber Road	\$1,220k	\$2,520	484	1	Mar 11, 2021	373
Amber Road	\$1,550k	\$2,150	721	2	Mar 11, 2021	7
Amber Road	\$1,580k	\$2,192	721	2	Mar 11, 2021	373
Amber Road	\$2,498k	\$2,252	1,109	3	Mar 11, 2021	7
Meyer Road	\$5,100k	\$2,739	1,862	3	Mar 11, 2021	640
Amber Road	\$1,063k	\$2,352	452	1	Mar 10, 2021	486
Amber Road	\$1,145k	\$1,588	721	1	Mar 10, 2021	486
Seraya Lane	\$1,481k	\$1,599	926	3	Mar 10, 2021	653
Amber Road	\$1,550k	\$1,895	818	2	Mar 10, 2021	486
Amber Road	\$1,613k	\$2,272	710	2	Mar 10, 2021	486
Seraya Lane	\$1,928k	\$1,571	1,227	3	Mar 10, 2021	574
Seraya Lane	\$1,928k	\$1,571	1,227	4	Mar 10, 2021	653
Amber Road	\$2,386k	\$2,112	1,130	3	Mar 10, 2021	1001
Amber Road	\$2,430k	\$1,998	1,216	3	Mar 10, 2021	735
Amber Road	\$2,498k	\$2,252	1,109	3	Mar 10, 2021	486
Amber Road	\$2,790k	\$2,469	1,130	3	Mar 10, 2021	266
Amber Road	\$1,063k	\$2,352	452	1	Mar 9, 2021	71
Amber Road	\$1,682k	\$2,333	721	2	Mar 9, 2021	9
Amber Road	\$2,498k	\$2,252	1,109	3	Mar 9, 2021	71
Amber Road	\$2,600k	\$2,138	1,216	3	Mar 9, 2021	728
Amber Road	\$2,600k	\$2,138	1,216	3	Mar 9, 2021	9
Meyer Road	\$4,880k	\$2,605	1,873	3	Mar 9, 2021	8
Meyer Road	\$4,940k	\$2,653	1,862	3	Mar 9, 2021	9
Meyer Road	\$7,000k	\$2,482	2,820	4	Mar 9, 2021	8
Meyer Road	\$7,016k	\$2,488	2,820	4	Mar 9, 2021	9
Meyer Road	\$13,629k	\$2,402	5,673	4	Mar 9, 2021	9
Amber Road	\$1,053k	\$2,330	452	1	Mar 8, 2021	670
Seraya Lane	\$1,592k	\$1,719	926	2	Mar 8, 2021	638
Amber Road	\$1,622k	\$2,250	721	2	Mar 8, 2021	728
Amber Road	\$1,686k	\$2,339	721	2	Mar 8, 2021	670
Seraya Lane	\$1,828k	\$1,751	1,044	3	Mar 8, 2021	638
Amber Road	\$2,473k	\$2,230	1,109	3	Mar 8, 2021	670
Amber Road	\$3,681k	\$2,311	1,593	4	Mar 8, 2021	677
Meyer Road	\$4,941k	\$2,654	1,862	3	Mar 8, 2021	196
Meyer Road	\$7,016k	\$2,488	2,820	4	Mar 8, 2021	196
Meyer Road	\$13,629k	\$2,398	5,683	4	Mar 8, 2021	196

## 99 Sale Listings in other comparable projects

Sale Address	Asking	PSF	Built sqft	Bedrooms	Posted	Days on Market
Meyer Road	\$4,889k	\$2,610	1,873	3	Mar 6, 2021	590
Amber Road	\$1,200k	\$2,479	484	1	Mar 5, 2021	694
Nyon 12 Amber Road	\$1,622k	\$2,250	721	2	Mar 5, 2021	734
Seraya Lane	\$1,928k	\$1,571	1,227	4	Mar 5, 2021	12
Seraya Lane	\$1,962k	\$1,571	1,249	3	Mar 5, 2021	140
Nyon 12 Amber Road	\$2,662k	\$2,189	1,216	3	Mar 5, 2021	734
Amber Road	\$1,613k	\$2,272	710	2	Mar 4, 2021	41
Amber Road	\$2,498k	\$2,252	1,109	3	Mar 4, 2021	41
Amber Road	\$2,498k	\$2,252	1,109	3	Mar 4, 2021	14
Amber Road	\$3,030k	\$2,251	1,346	4	Mar 4, 2021	828
Amber Road	\$1,063k	\$2,352	452	1	Mar 3, 2021	91
Amber Road	\$1,063k	\$2,352	452	1	Mar 3, 2021	62
Amber Road	\$1,145k	\$2,365	484	1	Mar 3, 2021	14
Amber Road	\$1,170k	\$2,589	452	1	Mar 3, 2021	648
Amber Road	\$1,296k	\$2,677	484	1	Mar 3, 2021	818
Amber Road	\$1,613k	\$2,272	710	2	Mar 3, 2021	62
Seraya Lane	\$1,652k	\$1,705	969	3	Mar 3, 2021	422
Amber Road	\$1,694k	\$2,386	710	2	Mar 3, 2021	648
Seraya Lane	\$1,701k	\$1,629	1,044	3	Mar 3, 2021	422
Amber Road	\$1,784k	\$2,474	721	2	Mar 3, 2021	818
Amber Road	\$2,530k	\$2,081	1,216	3	Mar 3, 2021	14
Meyer Road	\$7,016k	\$2,488	2,820	4	Mar 3, 2021	722
Meyer Road	\$13,629k	\$2,402	5,673	4	Mar 3, 2021	47
Amber Road	<b>\$1,000k</b>	<b>\$2,213</b>	<b>452</b>	<b>1</b>	<b>Mar 1, 2021</b>	<b>17</b>
Amber Road	\$1,500k	\$2,113	710	2	Mar 1, 2021	17
Seraya Lane	\$1,652k	\$1,705	969	3	Mar 1, 2021	639
Amber Road	\$2,350k	\$2,119	1,109	3	Mar 1, 2021	17
Meyer Road	\$4,889k	\$2,610	1,873	3	Mar 1, 2021	17
Meyer Road	\$7,016k	\$2,488	2,820	4	Mar 1, 2021	17
Meyer Road	\$13,629k	\$2,407	5,662	4	Mar 1, 2021	17
Meyer Road	\$4,889k	\$2,610	1,873	3	Feb 28, 2021	50
Meyer Road	\$7,653k	\$2,576	2,971	4	Feb 28, 2021	630
Amber Road	\$1,038k	\$2,297	452	1	Feb 27, 2021	18
Amber Road	\$1,063k	\$2,352	452	1	Feb 27, 2021	645
Amber Road	\$1,599k	\$2,252	710	2	Feb 27, 2021	18
Amber Road	\$1,613k	\$2,272	710	2	Feb 27, 2021	645
Amber Road	\$2,468k	\$2,225	1,109	3	Feb 27, 2021	18

## 99 Sale Listings in other comparable projects

Sale Address	Asking	PSF	Built sqft	Bedrooms	Posted	Days on Market
Amber Road	\$2,498k	\$2,252	1,109	3	Feb 27, 2021	645
Meyer Road	\$4,899k	\$2,616	1,873	3	Feb 27, 2021	99
Meyer Road	\$7,000k	\$2,482	2,820	4	Feb 27, 2021	99
Meyer Road	\$13,629k	\$2,402	5,673	4	Feb 27, 2021	145
Amber Road	\$1,063k	\$2,352	452	1	Feb 26, 2021	711
Amber Road	\$1,218k	\$2,516	484	1	Feb 26, 2021	792
Amber Road	\$1,590k	\$2,205	721	2	Feb 26, 2021	792
Amber Road	\$1,613k	\$2,272	710	2	Feb 26, 2021	711
Seraya Lane	\$1,652k	\$1,705	969	3	Feb 26, 2021	52
Seraya Lane	\$1,652k	\$1,705	969	3	Feb 26, 2021	19
Amber Road	\$1,907k	\$2,686	710	2	Feb 26, 2021	622
Amber Road	\$2,498k	\$2,252	1,109	3	Feb 26, 2021	711
Amber Road	\$2,720k	\$2,407	1,130	3	Feb 26, 2021	566
Amber Road	\$3,326k	\$2,059	1,615	3	Feb 26, 2021	792
Amber Road	\$1,060k	\$2,345	452	1	Feb 25, 2021	321
Amber Road	\$1,063k	\$2,352	452	1	Feb 25, 2021	554
Amber Road	\$1,160k	\$2,396	484	1	Feb 25, 2021	21
Amber Road	\$1,550k	\$2,150	721	2	Feb 25, 2021	21
Amber Road	\$1,632k	\$2,332	700	2	Feb 25, 2021	340
Amber Road	\$2,450k	\$2,015	1,216	3	Feb 25, 2021	21
Amber Road	\$2,490k	\$2,245	1,109	3	Feb 25, 2021	340
Amber Road	\$3,014k	\$2,277	1,324	3	Feb 25, 2021	166
Amber Road	\$1,063k	\$2,352	452	1	Feb 23, 2021	59
Meyer Road	\$5,937k	\$3,343	1,776	3	Feb 23, 2021	627
Meyer Road	\$7,170k	\$2,543	2,820	4	Feb 23, 2021	446
Amber Road	\$1,600k	\$2,254	710	2	Feb 22, 2021	24
Seraya Lane	\$1,652k	\$1,705	969	3	Feb 22, 2021	198
Amber Road	\$1,673k	\$2,252	743	2	Feb 22, 2021	578
Amber Road	\$2,450k	\$2,015	1,216	1	Feb 22, 2021	49
Amber Road	\$2,498k	\$2,252	1,109	3	Feb 22, 2021	564
Amber Road	\$3,103k	\$2,746	1,130	3	Feb 22, 2021	24
Meyer Road	\$13,629k	\$2,402	5,673	4	Feb 22, 2021	190
Amber Road	\$3,590k	\$2,254	1,593	4	Feb 21, 2021	25
Amber Road	\$1,063k	\$2,352	452	1	Feb 20, 2021	26
Seraya Lane	\$1,661k	\$1,714	969	3	Feb 20, 2021	26
Seraya Lane	\$1,928k	\$1,571	1,227	4	Feb 20, 2021	26
MEYER ROAD	CALL	-	3,305	4	Feb 20, 2021	514

## 99 Sale Listings in other comparable projects

Sale Address	Asking	PSF	Built sqft	Bedrooms	Posted	Days on Market
Amber Road	\$1,063k	\$2,352	452	1	Feb 19, 2021	27
Amber Road	\$1,613k	\$2,272	710	2	Feb 19, 2021	27
Amber Road	\$2,150k	\$3,028	710	2	Feb 19, 2021	559
Amber Road	\$2,498k	\$2,252	1,109	3	Feb 19, 2021	27
Meyer Road	\$5,085k	\$2,715	1,873	3	Feb 19, 2021	415
Meyer Road	\$8,151k	\$2,516	3,240	4	Feb 19, 2021	415
Meyer Road	<b>\$13,655k</b>	<b>\$2,412</b>	<b>5,662</b>	<b>4</b>	<b>Feb 19, 2021</b>	<b>415</b>
Seraya Lane	\$1,900k	\$1,521	1,249	2	Feb 18, 2021	71
Amber Road	\$2,380k	\$2,106	1,130	3	Feb 15, 2021	30
Amber Road	\$3,000k	\$2,229	1,346	4	Feb 15, 2021	30
Amber Road	\$2,258k	\$1,998	1,130	3	Dec 12, 2020	267
Amber Road	\$1,063k	\$2,352	452	1	Nov 23, 2020	274
Amber Road	\$1,228k	\$2,537	484	1	Nov 23, 2020	216
Amber Road	\$1,613k	\$2,237	721	2	Nov 23, 2020	274
Amber Road	\$1,682k	\$2,333	721	2	Nov 23, 2020	216
Seraya Lane	\$1,740k	\$1,816	958	3	Nov 23, 2020	261
Amber Road	\$2,498k	\$2,252	1,109	3	Nov 23, 2020	274
Amber Road	\$2,600k	\$2,465	1,055	3	Nov 23, 2020	216
Meyer Road	\$4,650k	\$2,497	1,862	3	Nov 23, 2020	216
Meyer Road	\$7,172k	\$2,543	2,820	4	Nov 23, 2020	216
Meyer Road	\$13,520k	\$2,388	5,662		Nov 23, 2020	216
Amber Road	\$1,228k	\$2,537	484	1	Aug 14, 2020	216
Amber Road	\$1,682k	\$2,333	721	2	Aug 14, 2020	216
Amber Road	\$2,600k	\$2,465	1,055	3	Aug 14, 2020	216
Meyer Road	\$4,650k	\$2,497	1,862	3	Aug 14, 2020	216
Meyer Road	\$7,172k	\$2,543	2,820	4	Aug 14, 2020	216
Meyer Road	\$13,520k	\$2,388	5,662		Aug 14, 2020	216
Seraya Lane	\$1,740k	\$1,816	958	3	Jun 25, 2020	267
Seraya Lane	\$1,740k	\$1,816	958	3	Jun 17, 2020	277
Amber Road	\$1,063k	\$2,352	452	1	Jun 2, 2020	289
Amber Road	\$1,613k	\$2,237	721	2	Jun 2, 2020	289
Amber Road	\$2,498k	\$2,252	1,109	3	Jun 2, 2020	289
Amber Road	\$1,063k	\$2,352	452	1	Mar 30, 2020	358
Amber Road	\$1,613k	\$2,237	721	2	Mar 30, 2020	358
Amber Road	\$2,498k	\$2,252	1,109	3	Mar 30, 2020	358

## Other Sale Listings in other comparable projects

Sale Address	Asking	PSF	Built sqft	Bedrooms	Posted	Days on Market
Coastline Residences	\$1,037k	\$2,294	452	1	Mar 18, 2021	14
Amber 45	\$2,050k	\$2,929	700	2	Mar 18, 2021	39
Coastline Residences	\$2,467k	\$2,225	1,109	3	Mar 18, 2021	14
Coastline Residences	\$1,050k	\$2,323	452	1	Mar 17, 2021	204
Coastline Residences	\$1,063k	\$2,352	452	1	Mar 17, 2021	73
Nyon	\$1,153k	\$2,382	484	1	Mar 17, 2021	24
Nyon	\$1,504k	\$2,086	721	2	Mar 17, 2021	52
Nyon	\$1,550k	\$2,150	721	2	Mar 17, 2021	83
Nyon	\$1,550k	\$2,150	721	2	Mar 17, 2021	86
Nyon	\$1,550k	\$2,150	721	2	Mar 17, 2021	205
Coastline Residences	\$1,578k	\$2,189	721	2	Mar 17, 2021	91
Coastline Residences	\$1,599k	\$2,252	710	2	Mar 17, 2021	204
Coastline Residences	\$1,601k	\$2,221	721	2	Mar 17, 2021	1
Coastline Residences	\$1,613k	\$2,272	710	2	Mar 17, 2021	69
Coastline Residences	\$1,613k	\$2,272	710	2	Mar 17, 2021	73
Coastline Residences	\$1,673k	\$2,252	743	2	Mar 17, 2021	163
Seraya Residences	\$1,800k	\$1,467	1,227	4	Mar 17, 2021	24
Seraya Residences	\$1,820k	\$1,483	1,227	4	Mar 17, 2021	148
Amber 45	\$2,000k	\$2,857	700	2	Mar 17, 2021	5
Amber 45	\$2,100k	\$2,869	732	2	Mar 17, 2021	135
Nyon	\$2,430k	\$1,998	1,216	3	Mar 17, 2021	106
Coastline Residences	\$2,438k	\$2,198	1,109	3	Mar 17, 2021	91
Nyon	\$2,450k	\$2,015	1,216	3	Mar 17, 2021	22
Coastline Residences	\$2,488k	\$2,202	1,130	3	Mar 17, 2021	204
Coastline Residences	\$2,498k	\$2,252	1,109	3	Mar 17, 2021	1
Coastline Residences	\$2,498k	\$2,252	1,109	3	Mar 17, 2021	1
Coastline Residences	\$2,498k	\$2,252	1,109	3	Mar 17, 2021	1
Coastline Residences	\$2,498k	\$2,252	1,109	3	Mar 17, 2021	69
Coastline Residences	\$2,498k	\$2,252	1,109	3	Mar 17, 2021	7
Coastline Residences	\$2,498k	\$2,252	1,109	3	Mar 17, 2021	22
Coastline Residences	\$2,740k	\$2,425	1,130	3	Mar 17, 2021	73
Meyerhouse	\$4,880k	\$2,605	1,873	3	Mar 17, 2021	12
Meyerhouse	\$4,889k	\$2,610	1,873	3	Mar 17, 2021	10
Coastline Residences	\$1,063k	\$2,352	452	1	Mar 16, 2021	94
Nyon	\$1,153k	\$2,382	484	1	Mar 16, 2021	22
Nyon	\$1,548k	\$2,147	721	2	Mar 16, 2021	17
Nyon	\$1,550k	\$2,147	722	2	Mar 16, 2021	5
Seraya Residences	\$1,581k	\$1,632	969	3	Mar 16, 2021	149
Coastline Residences	\$1,613k	\$2,272	710	2	Mar 16, 2021	147
Seraya Residences	\$1,688k	\$1,479	1,141	3	Mar 16, 2021	2
Nyon	\$1,750k	\$2,139	818	2	Mar 16, 2021	148
Seraya Residences	\$1,862k	\$1,491	1,249	4	Mar 16, 2021	127

Sale Address	Asking	PSF	Built sqft	Bedrooms	Posted	Days on Market
Coastline Residences	\$2,390k	\$1,721	1,389	3	Mar 16, 2021	2
Nyon	\$2,428k	\$1,997	1,216	3	Mar 16, 2021	17
Nyon	\$2,451k	\$2,016	1,216	3	Mar 16, 2021	54
Coastline Residences	\$2,498k	\$2,252	1,109	3	Mar 16, 2021	147
Amber 45	\$4,600k	\$2,558	1,798	4	Mar 16, 2021	68
Meyerhouse	\$4,889k	\$2,610	1,873	3	Mar 16, 2021	45
Meyerhouse	\$4,941k	\$2,654	1,862	3	Mar 16, 2021	2
Meyerhouse	\$5,424k	\$2,667	2,034	3	Mar 16, 2021	2
Meyerhouse	\$7,000k	\$2,160	3,240	4	Mar 16, 2021	12
Meyerhouse	\$7,016k	\$2,488	2,820	4	Mar 16, 2021	45
Meyerhouse	\$7,016k	\$2,488	2,820	4	Mar 16, 2021	2
Meyerhouse	\$7,430k	\$2,501	2,971	4	Mar 16, 2021	2
Meyerhouse	\$7,498k	\$2,269	3,305	4	Mar 16, 2021	2
Nyon	\$1,100k	\$2,272	484	1	Mar 15, 2021	3
Nyon	\$1,530k	\$2,122	721	2	Mar 15, 2021	101
Nyon	\$1,550k	\$2,150	721	2	Mar 15, 2021	22
Nyon	\$1,550k	\$2,150	721	2	Mar 15, 2021	22
Nyon	\$1,600k	\$1,956	818	2	Mar 15, 2021	3
Coastline Residences	\$1,613k	\$2,272	710	2	Mar 15, 2021	3
Coastline Residences	\$1,613k	\$2,272	710	2	Mar 15, 2021	22
Seraya Residences	\$1,847k	\$1,505	1,227	4	Mar 15, 2021	3
Nyon	\$2,388k	\$1,964	1,216	3	Mar 15, 2021	83
Nyon	\$2,400k	\$1,974	1,216	3	Mar 15, 2021	3
Nyon	\$2,450k	\$2,015	1,216	3	Mar 15, 2021	22
Coastline Residences	\$2,498k	\$2,252	1,109	3	Mar 15, 2021	3
Amber 45	\$3,500k	\$2,956	1,184	4	Mar 15, 2021	3
Amber 45	\$3,500k	\$2,956	1,184	3	Mar 15, 2021	3
Meyerhouse	\$4,889k	\$2,610	1,873	3	Mar 15, 2021	12
Meyerhouse	\$4,889k	\$2,610	1,873	3	Mar 15, 2021	3
Meyerhouse	\$7,016k	\$2,423	2,896	4	Mar 15, 2021	3
Meyerhouse	\$13,629k	\$2,402	5,673	4	Mar 15, 2021	12
Meyerhouse	\$13,629k	\$2,402	5,673	5	Mar 15, 2021	179
Meyerhouse	\$13,629k	\$2,402	5,673	4	Mar 15, 2021	3
Meyerhouse	\$13,655k	\$2,412	5,662	4	Mar 15, 2021	3
Coastline Residences	\$1,063k	\$2,352	452	1	Mar 14, 2021	9
Nyon	\$1,160k	\$2,396	484	1	Mar 14, 2021	4
Nyon	\$1,160k	\$2,396	484	1	Mar 14, 2021	4
Coastline Residences	\$1,590k	\$2,239	710	2	Mar 14, 2021	4
Coastline Residences	\$1,600k	\$2,254	710	2	Mar 14, 2021	45
Nyon	\$1,640k	\$2,275	721	2	Mar 14, 2021	4
Nyon	\$1,682k	\$2,333	721	2	Mar 14, 2021	67
Nyon	\$1,845k	\$2,256	818	2	Mar 14, 2021	4

Sale Address	Asking	PSF	Built sqft	Bedrooms	Posted	Days on Market
Nyon	\$1,910k	\$2,087	915	2	Mar 14, 2021	12
Seraya Residences	\$1,928k	\$1,571	1,227	3	Mar 14, 2021	29
Nyon	\$2,450k	\$2,015	1,216	3	Mar 14, 2021	15
Nyon	\$2,450k	\$2,015	1,216	3	Mar 14, 2021	12
Nyon	\$2,450k	\$2,015	1,216	3	Mar 14, 2021	4
Coastline Residences	\$2,498k	\$2,252	1,109	3	Mar 14, 2021	47
Meyerhouse	\$4,889k	\$2,610	1,873	3	Mar 14, 2021	9
Meyerhouse	\$4,889k	\$2,610	1,873	3	Mar 14, 2021	4
Meyerhouse	\$7,000k	\$2,482	2,820	4	Mar 14, 2021	5
Nyon	\$1,000k	\$2,066	484	1	Mar 13, 2021	71
Coastline Residences	\$1,062k	\$2,350	452	1	Mar 13, 2021	5
Coastline Residences	\$1,063k	\$2,352	452	1	Mar 13, 2021	8
Nyon	\$1,520k	\$2,108	721	2	Mar 13, 2021	71
Coastline Residences	\$1,580k	\$2,225	710	2	Mar 13, 2021	5
Coastline Residences	\$1,613k	\$2,272	710	2	Mar 13, 2021	5
Coastline Residences	\$1,613k	\$2,272	710	2	Mar 13, 2021	8
Seraya Residences	\$1,625k	\$1,677	969	3	Mar 13, 2021	71
Nyon	\$1,688k	\$2,064	818	2	Mar 13, 2021	26
Seraya Residences	\$1,848k	\$1,506	1,227	4	Mar 13, 2021	20
Nyon	\$2,480k	\$2,039	1,216	4	Mar 13, 2021	5
Nyon	\$2,480k	\$2,039	1,216	3	Mar 13, 2021	71
Coastline Residences	\$2,498k	\$2,252	1,109	3	Mar 13, 2021	8
Nyon	\$2,500k	\$2,056	1,216	3	Mar 13, 2021	150
Meyerhouse	\$4,889k	\$2,610	1,873	3	Mar 13, 2021	7
Meyerhouse	\$7,000k	\$2,160	3,240	4	Mar 13, 2021	45
Meyerhouse	\$7,016k	\$2,488	2,820	4	Mar 13, 2021	6
Coastline Residences	\$999k	\$2,210	452	1	Mar 12, 2021	52
Coastline Residences	\$1,063k	\$2,352	452	1	Mar 12, 2021	118
Nyon	\$1,550k	\$2,150	721	2	Mar 12, 2021	6
Coastline Residences	\$1,588k	\$2,237	710	2	Mar 12, 2021	45
Coastline Residences	\$1,613k	\$2,272	710	2	Mar 12, 2021	29
Nyon	\$1,678k	\$2,051	818	2	Mar 12, 2021	17
Coastline Residences	\$1,754k	\$2,361	743	2	Mar 12, 2021	130
Nyon	\$2,335k	\$1,920	1,216	3	Mar 12, 2021	17
Coastline Residences	\$2,444k	\$2,204	1,109	3	Mar 12, 2021	45
Nyon	\$2,450k	\$2,015	1,216	3	Mar 12, 2021	6
Coastline Residences	\$2,498k	\$2,252	1,109	3	Mar 12, 2021	40
Nyon	\$2,530k	\$2,081	1,216	3	Mar 12, 2021	6
Coastline Residences	\$2,600k	\$2,301	1,130	4	Mar 12, 2021	6
Amber 45	\$3,500k	\$2,956	1,184	4	Mar 12, 2021	6
Meyerhouse	\$7,400k	\$2,491	2,971	4	Mar 12, 2021	21
Meyerhouse	\$7,707k	\$2,379	3,240	4	Mar 12, 2021	6

Sale Address	Asking	PSF	Built sqft	Bedrooms	Posted	Days on Market
Meyerhouse	\$14,154k	\$2,491	5,683	4	Mar 12, 2021	39
Coastline Residences	\$1,050k	\$2,318	453	1	Mar 11, 2021	14
Coastline Residences	\$1,063k	\$2,352	452	1	Mar 11, 2021	7
Nyon	\$1,145k	\$2,365	484	1	Mar 11, 2021	7
Nyon	\$1,153k	\$2,382	484	1	Mar 11, 2021	149
Nyon	\$1,530k	\$2,122	721	2	Mar 11, 2021	7
Nyon	\$1,550k	\$2,150	721	2	Mar 11, 2021	7
Seraya Residences	\$1,580k	\$1,649	958	3	Mar 11, 2021	147
Coastline Residences	\$1,613k	\$2,272	710	2	Mar 11, 2021	7
Seraya Residences	\$1,800k	\$1,441	1,249	4	Mar 11, 2021	7
Nyon	\$2,430k	\$1,998	1,216	3	Mar 11, 2021	7
Coastline Residences	\$2,498k	\$2,252	1,109	3	Mar 11, 2021	7
Meyerhouse	\$7,016k	\$2,488	2,820	4	Mar 11, 2021	163
Meyerhouse	\$13,629k	\$2,402	5,673	4	Mar 11, 2021	118
Coastline Residences	\$1,000k	\$2,213	452	1	Mar 10, 2021	8
Coastline Residences	\$1,060k	\$2,345	452	1	Mar 10, 2021	8
Coastline Residences	\$1,063k	\$2,352	452	1	Mar 10, 2021	8
Coastline Residences	\$1,063k	\$2,352	452	1	Mar 10, 2021	41
Coastline Residences	\$1,613k	\$2,272	710	2	Mar 10, 2021	30
Coastline Residences	\$1,613k	\$2,272	710	2	Mar 10, 2021	41
Seraya Residences	\$1,830k	\$1,491	1,227	4	Mar 10, 2021	51
Coastline Residences	\$2,498k	\$2,252	1,109	3	Mar 10, 2021	41
Coastline Residences	\$2,518k	\$2,271	1,109	3	Mar 10, 2021	8
Coastline Residences	\$2,689k	\$2,425	1,109	3	Mar 10, 2021	8
Meyerhouse	\$7,016k	\$2,488	2,820	4	Mar 10, 2021	53
Coastline Residences	\$1,063k	\$2,352	452	1	Mar 9, 2021	15
Nyon	\$1,160k	\$2,396	484	1	Mar 9, 2021	9
Nyon	\$1,168k	\$2,413	484	1	Mar 9, 2021	129
Coastline Residences	\$1,613k	\$2,272	710	2	Mar 9, 2021	9
Coastline Residences	\$1,613k	\$2,272	710	2	Mar 9, 2021	105
Nyon	\$1,640k	\$2,275	721	2	Mar 9, 2021	19
Meyerhouse	\$7,016k	\$2,488	2,820	4	Mar 9, 2021	9
Coastline Residences	\$1,053k	\$2,330	452	1	Mar 8, 2021	10
Coastline Residences	\$1,490k	\$2,084	715	2	Mar 8, 2021	10
Coastline Residences	\$2,473k	\$2,230	1,109	3	Mar 8, 2021	10
Coastline Residences	\$1,063k	\$2,352	452	1	Mar 7, 2021	43
Coastline Residences	\$1,613k	\$2,272	710	2	Mar 7, 2021	43
Coastline Residences	\$2,498k	\$2,252	1,109	3	Mar 7, 2021	44
Meyerhouse	\$4,889k	\$2,610	1,873	3	Mar 7, 2021	11
Meyerhouse	\$7,016k	\$2,488	2,820	4	Mar 7, 2021	11
Coastline Residences	\$1,063k	\$2,352	452	1	Mar 6, 2021	19

Sale Address	Asking	PSF	Built sqft	Bedrooms	Posted	Days on Market
Nyon	\$1,600k	\$2,219	721	2	Mar 6, 2021	78
Nyon	\$2,530k	\$2,081	1,216	3	Mar 6, 2021	12
Coastline Residences	\$2,689k	\$2,380	1,130	3	Mar 6, 2021	12
Meyerhouse	\$4,889k	\$2,626	1,862	3	Mar 6, 2021	17
Meyerhouse	\$4,889k	\$2,626	1,862	3	Mar 6, 2021	12
Meyerhouse	\$5,327k	\$2,844	1,873	3	Mar 6, 2021	12
Coastline Residences	<b>\$997k</b>	<b>\$2,206</b>	<b>452</b>	<b>1</b>	<b>Mar 5, 2021</b>	<b>30</b>
Nyon	\$1,910k	\$2,087	915	2	Mar 5, 2021	13
Coastline Residences	\$2,150k	\$1,939	1,109	3	Mar 5, 2021	27
Nyon	\$2,450k	\$2,015	1,216	3	Mar 5, 2021	13
Coastline Residences	\$1,063k	\$2,352	452	1	Mar 4, 2021	205
Seraya Residences	\$1,650k	\$1,703	969	3	Mar 4, 2021	14
Seraya Residences	\$1,928k	\$1,571	1,227	4	Mar 4, 2021	14
Coastline Residences	\$2,498k	\$2,252	1,109	3	Mar 4, 2021	14
Coastline Residences	\$2,578k	\$2,325	1,109	3	Mar 4, 2021	26
Meyerhouse	\$7,016k	\$2,488	2,820	4	Mar 4, 2021	14
Nyon	\$1,150k	\$2,376	484	1	Mar 3, 2021	37
Coastline Residences	<b>\$1,603k</b>	<b>\$3,547</b>	<b>452</b>	<b>1</b>	<b>Mar 3, 2021</b>	<b>28</b>
Coastline Residences	\$1,988k	\$2,800	710	2	Mar 3, 2021	87
Coastline Residences	\$2,659k	\$2,353	1,130	3	Mar 3, 2021	25
Meyerhouse	\$4,889k	\$2,610	1,873	3	Mar 3, 2021	15
Meyerhouse	\$7,707k	\$2,379	3,240	4	Mar 3, 2021	87
Nyon	\$1,160k	\$2,396	484	1	Mar 2, 2021	16
Nyon	\$1,498k	\$2,078	721	2	Mar 2, 2021	41
Coastline Residences	\$1,580k	\$2,225	710	2	Mar 2, 2021	41
Coastline Residences	\$1,613k	\$2,272	710	2	Mar 2, 2021	16
Coastline Residences	\$2,415k	\$2,178	1,109	3	Mar 2, 2021	41
Nyon	\$2,430k	\$1,998	1,216	3	Mar 2, 2021	41
Nyon	\$2,450k	\$2,015	1,216	3	Mar 2, 2021	16
Meyerhouse	\$4,889k	\$2,626	1,862	3	Mar 2, 2021	56
Meyerhouse	\$7,000k	\$2,482	2,820	4	Mar 2, 2021	56
Meyerhouse	\$7,731k	\$2,512	3,078	3	Mar 2, 2021	64
Meyerhouse	\$14,014k	\$2,475	5,662	4	Mar 2, 2021	16
Seraya Residences	\$1,962k	\$1,571	1,249	3	Mar 1, 2021	17
Amber 45	\$2,398k	\$2,122	1,130	3	Mar 1, 2021	66
Amber 45	\$2,958k	\$2,198	1,346	4	Mar 1, 2021	66
Coastline Residences	\$1,063k	\$2,352	452	1	Feb 28, 2021	18
Seraya Residences	\$1,928k	\$1,571	1,227	3	Feb 28, 2021	18
Nyon	\$2,450k	\$2,015	1,216	3	Feb 28, 2021	18
Nyon	\$2,480k	\$2,039	1,216	3	Feb 28, 2021	22
Meyerhouse	\$4,889k	\$2,610	1,873	3	Feb 28, 2021	18

Sale Address	Asking	PSF	Built sqft	Bedrooms	Posted	Days on Market
Coastline Residences	\$1,063k	\$2,352	452	1	Feb 27, 2021	86
Nyon	\$1,204k	\$2,487	484	1	Feb 27, 2021	19
Seraya Residences	\$1,652k	\$1,705	969	3	Feb 27, 2021	101
Nyon	\$1,682k	\$2,333	721	2	Feb 27, 2021	19
Seraya Residences	\$1,828k	\$1,462	1,250	3	Feb 27, 2021	19
Nyon	\$1,910k	\$2,087	915	2	Feb 27, 2021	12
Seraya Residences	\$1,928k	\$1,571	1,227	4	Feb 27, 2021	101
Nyon	\$1,939k	\$2,119	915	2	Feb 27, 2021	19
Coastline Residences	\$2,488k	\$2,202	1,130	3	Feb 27, 2021	52
Nyon	\$2,530k	\$2,081	1,216	3	Feb 27, 2021	19
Nyon	\$1,153k	\$2,382	484	1	Feb 26, 2021	20
Coastline Residences	\$1,000k	\$2,213	452	1	Feb 25, 2021	63
Coastline Residences	\$1,060k	\$2,345	452	1	Feb 25, 2021	52
Coastline Residences	\$1,060k	\$2,345	452	1	Feb 25, 2021	21
Nyon	\$1,550k	\$2,150	721	2	Feb 25, 2021	21
Nyon	\$1,550k	\$2,150	721	2	Feb 25, 2021	21
Coastline Residences	\$2,400k	\$2,164	1,109	3	Feb 25, 2021	21
Nyon	\$2,588k	\$2,128	1,216	3	Feb 25, 2021	21
Nyon	\$2,845k	\$2,221	1,281	4	Feb 25, 2021	21
Coastline Residences	\$1,063k	\$2,352	452	1	Feb 24, 2021	30
Coastline Residences	\$1,613k	\$2,272	710	2	Feb 24, 2021	22
Coastline Residences	\$1,613k	\$2,272	710	2	Feb 24, 2021	105
Coastline Residences	\$1,613k	\$2,272	710	2	Feb 24, 2021	30
Seraya Lane	\$1,661k	\$1,714	969	3	Feb 24, 2021	197
Coastline Residences	\$2,498k	\$2,252	1,109	3	Feb 24, 2021	22
Coastline Residences	\$2,538k	\$2,289	1,109	3	Feb 24, 2021	22
Meyerhouse	\$4,899k	\$2,616	1,873	3	Feb 24, 2021	142
Meyerhouse	\$13,629k	\$2,402	5,673	4	Feb 24, 2021	53
Nyon @ 12 Amber	\$1,145k	\$2,365	484	1	Feb 23, 2021	147
Nyon	\$1,160k	\$2,396	484	1	Feb 23, 2021	23
Nyon	\$1,500k	\$2,081	721	2	Feb 23, 2021	68
Coastline Residences	\$1,613k	\$2,272	710	2	Feb 23, 2021	23
Nyon	\$1,750k	\$2,139	818	2	Feb 23, 2021	68
Nyon	\$1,799k	\$2,199	818	2	Feb 23, 2021	23
Coastline Residences	\$2,180k	\$1,966	1,109	3	Feb 23, 2021	35
Nyon	\$2,480k	\$1,987	1,248	3	Feb 23, 2021	23
Meyerhouse	\$5,200k	\$2,793	1,862	3	Feb 23, 2021	54
Meyerhouse	\$5,851k	\$2,773	2,110	3	Feb 23, 2021	39
Meyerhouse	\$8,284k	\$2,499	3,315	4	Feb 23, 2021	39
Coastline Residences	\$1,069k	\$2,365	452	1	Feb 22, 2021	57
Coastline Residences	\$2,498k	\$2,252	1,109	3	Feb 22, 2021	24
Coastline Residences	\$2,518k	\$2,271	1,109	3	Feb 22, 2021	24

Sale Address	Asking	PSF	Built sqft	Bedrooms	Posted	Days on Market
Meyerhouse	\$4,889k	\$2,610	1,873	3	Feb 22, 2021	95
Meyerhouse	\$5,200k	\$2,793	1,862	3	Feb 22, 2021	24
Meyerhouse	\$7,016k	\$2,488	2,820	4	Feb 22, 2021	95
Meyerhouse	\$7,172k	\$2,476	2,896	4	Feb 22, 2021	24
Meyerhouse	\$7,939k	\$2,672	2,971	4	Feb 22, 2021	95
Meyerhouse	\$7,983k	\$2,408	3,315	4	Feb 22, 2021	82
Meyerhouse	\$9,000k	\$2,723	3,305	4	Feb 22, 2021	24
Meyerhouse	\$13,520k	\$2,388	5,662	4	Feb 22, 2021	73
Meyerhouse	\$14,154k	\$2,491	5,683	4	Feb 22, 2021	95
Meyerhouse	<b>\$16,000k</b>	<b>\$2,903</b>	<b>5,511</b>	<b>5</b>	<b>Feb 22, 2021</b>	<b>24</b>
Meyerhouse	<b>\$16,000k</b>	<b>\$2,909</b>	<b>5,500</b>	<b>5</b>	<b>Feb 22, 2021</b>	<b>24</b>
Meyerhouse	<b>\$16,000k</b>	<b>\$2,898</b>	<b>5,522</b>	<b>5</b>	<b>Feb 22, 2021</b>	<b>24</b>
Amber Park	\$1,063k	\$2,352	452	1	Feb 21, 2021	25
Coastline Residences	\$1,613k	\$2,272	710	2	Feb 21, 2021	25
Coastline Residences	\$1,933k	\$2,681	721	2	Feb 21, 2021	55
Coastline Residences	\$2,450k	\$2,209	1,109	3	Feb 21, 2021	25
Coastline Residences	\$2,498k	\$2,252	1,109	3	Feb 21, 2021	25
Coastline Residences	\$2,699k	\$2,389	1,130	3	Feb 21, 2021	55
Meyerhouse	\$4,941k	\$2,654	1,862	3	Feb 21, 2021	25
Coastline Residences	\$1,063k	\$2,352	452	1	Feb 20, 2021	97
Nyon	\$3,326k	\$2,059	1,615	3	Feb 20, 2021	68
Seraya Residences	\$1,621k	\$1,553	1,044	3	Feb 19, 2021	51
Seraya Residences	\$1,652k	\$1,705	969	3	Feb 19, 2021	64
Seraya Residences	\$1,962k	\$1,571	1,249	3	Feb 19, 2021	36
Nyon	\$2,530k	\$2,081	1,216	3	Feb 19, 2021	27
Nyon	\$2,676k	\$2,201	1,216	3	Feb 19, 2021	27
Coastline Residences	\$2,720k	\$2,407	1,130	3	Feb 19, 2021	27
Meyerhouse	\$7,016k	\$2,488	2,820	4	Feb 19, 2021	40
Coastline Residences	\$1,030k	\$2,279	452	1	Feb 18, 2021	28
Nyon	\$1,145k	\$2,365	484	1	Feb 18, 2021	35
Coastline Residences	\$1,613k	\$2,272	710	2	Feb 18, 2021	28
Coastline Residences	\$1,063k	\$2,352	452	1	Feb 17, 2021	29
Coastline Residences	\$1,580k	\$2,225	710	2	Feb 17, 2021	29
Coastline Residences	\$1,580k	\$2,225	710	2	Feb 17, 2021	147
Coastline Residences	\$2,498k	\$2,252	1,109	3	Feb 17, 2021	29
Coastline Residences	\$1,600k	\$2,254	710	2	Feb 16, 2021	30
Coastline Residences	\$1,613k	\$2,272	710	2	Feb 15, 2021	31
Coastline Residences	\$1,063k	\$2,352	452	1	Feb 7, 2021	39
Coastline Residences	\$1,613k	\$2,272	710	2	Feb 7, 2021	39
Coastline Residences	\$1,063k	\$2,352	452	1	Feb 5, 2021	41
Coastline Residences	\$1,613k	\$2,272	710	2	Feb 1, 2021	45

Sale Address	Asking	PSF	Built sqft	Bedrooms	Posted	Days on Market
Coastline Residences	\$2,689k	\$2,380	1,130	3	Feb 1, 2021	45
Coastline Residences	\$2,639k	\$2,335	1,130	3	Jan 23, 2021	54
Coastline Residences	\$2,390k	\$2,155	1,109	3	Jan 17, 2021	77

#### Other Rental Listings in Amber Park

Rental Address	Asking	PSF	Built sqft	Bedrooms	Posted
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#### Other Rental Listings in other comparable projects

Rental Address	Asking	PSF	Built sqft	Bedrooms	Posted
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### 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 <a href="http://srx.com.sg/cooling-measures">srx.com.sg/cooling-measures</a>

## Important Information

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