

PropNex

Property Analysis Report

Professional

324 Yishun Ctrl

324 Yishun Ctrl, S(760324)

HDB



Zai

Senior Associate Group District Director

PropNex Realty Pte Ltd

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HP: 88876878

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Edge Fair Value

\$859,000 (\$547 psf | 1,572 sqft)

Selected Address:
324 Yishun Ctrl, #04-295, S(760324)

Model:
EA

Area:
146 sqm/1,572 sqft

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



HDB Town: Yishun	Lease Remaining: 63 Years
Year Completed: 1987	No. of Units: 60
Age: 37 Years	Unit Mix: Exec (60)
Lease Start: 1988	Max Floor Level: 11

HDB Ethnic & SPR Quota (September 2024)

Ethnic Group	Chinese Seller	Malay Seller	Indian/Other Seller
Chinese Buyer	✓	✓	✓
Malay Buyer	✓	✓	✓
Indian/Other Buyer	✗	✗	✓

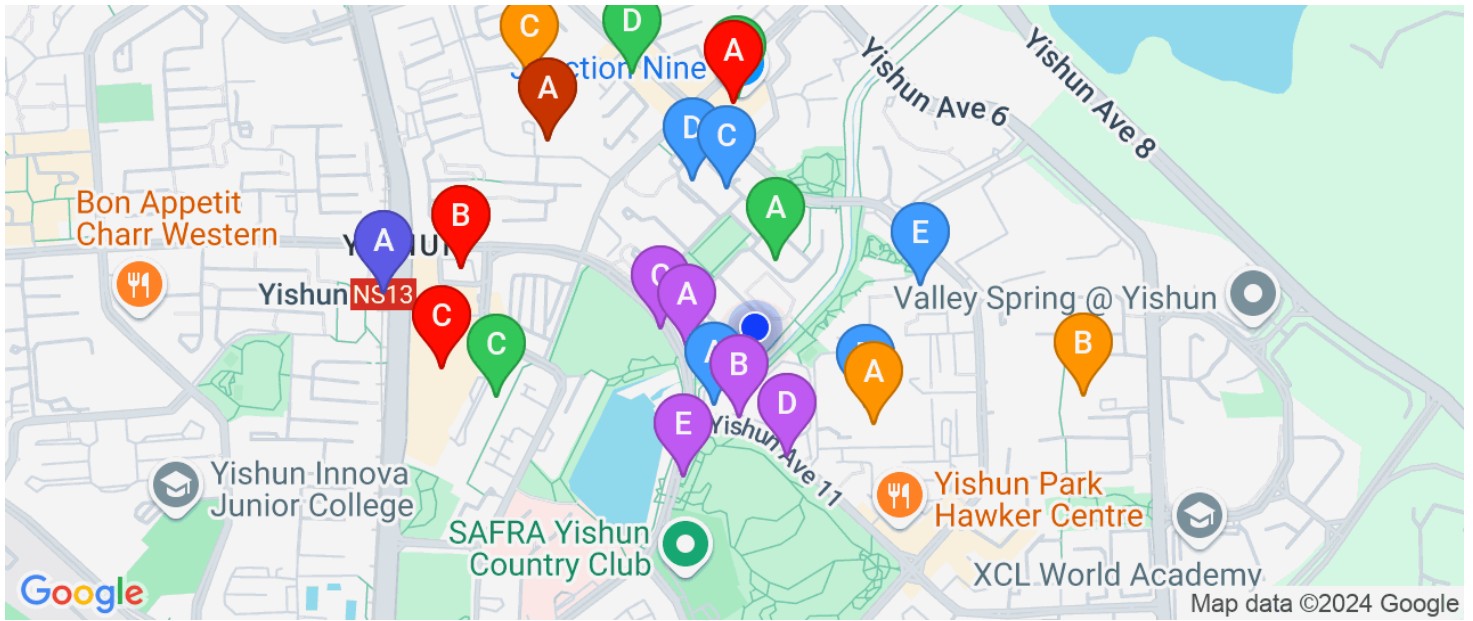
The Buyers Can Be:

Seller	Buyer
SC/Malaysian SPR	Any citizenship
Non-Malaysian SPR	Any citizenship

Sale & Rental Performance

Type	Model	Size Range (sqft)	Sales Range	Rent Range
Executive	Apartment	1,528 - 1,572	\$830,000 - \$860,000	\$4,000 - \$4,100

324 Yishun Ctrl



MRT

● A Yishun	0.78 km
● Khatib	1.61 km

Primary Schools

● A Huamin Primary School	0.31 km
● B North View Primary School	0.70 km
● C Xishan Primary School	0.71 km
● D Northland Primary School	0.83 km
Yishun Primary School	1.06 km

International Schools

XCL American Academy	1.05 km
XCL World Academy	1.05 km
Heriage Academy Singapore	1.61 km

Bus Stops

● A Yishun Ctrl 806, 812, 812T	0.15 km
● B Yishun Ave 11 103, 663, 806	0.18 km
● C Yishun Ctrl 806, 812, 812T	0.20 km
● D Yishun Ave 11 103, 663, 806	0.26 km
● E Yishun Ctrl 103, 663, 812, 812T	0.33 km

Secondary Schools

● A Yishun Town Secondary School	0.60 km
● B Northland Secondary School	0.82 km
● C Northbrooks Secondary School	0.94 km
Chung Cheng High School (Yishun)	1.17 km
Yishun Secondary School	1.47 km

Tertiary & Universities

Yishun Innova Junior College	1.42 km
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Childcare

● A Busy Bees Singapore Pte.Ltd.	0.17 km
● B Moe Kindergarten @ Huamin	0.28 km
● C Pcf Sparkletots Preschool @ Nee Soon East Blk 312 (Cc)	0.31 km
● D Bethlehem Educare Centre (Yishun)	0.35 km
● E Pcf Sparkletots Preschool @ Nee Soon East Blk 367 (Ey)	0.36 km

Mall

● A Junction 9	0.49 km
● B GV Yishun	0.63 km
● C Northpoint City	0.66 km
Wisteria Mall	1.19 km

Groceries & Supermarkets

● A Hwa Soon Heng Mini Supermarket	0.16 km
● B Sheng Siong Supermarket	0.50 km
● C Sheng Siong Supermarket	0.56 km
● D Hao Mart	0.61 km
● E Phoon Huat	0.63 km

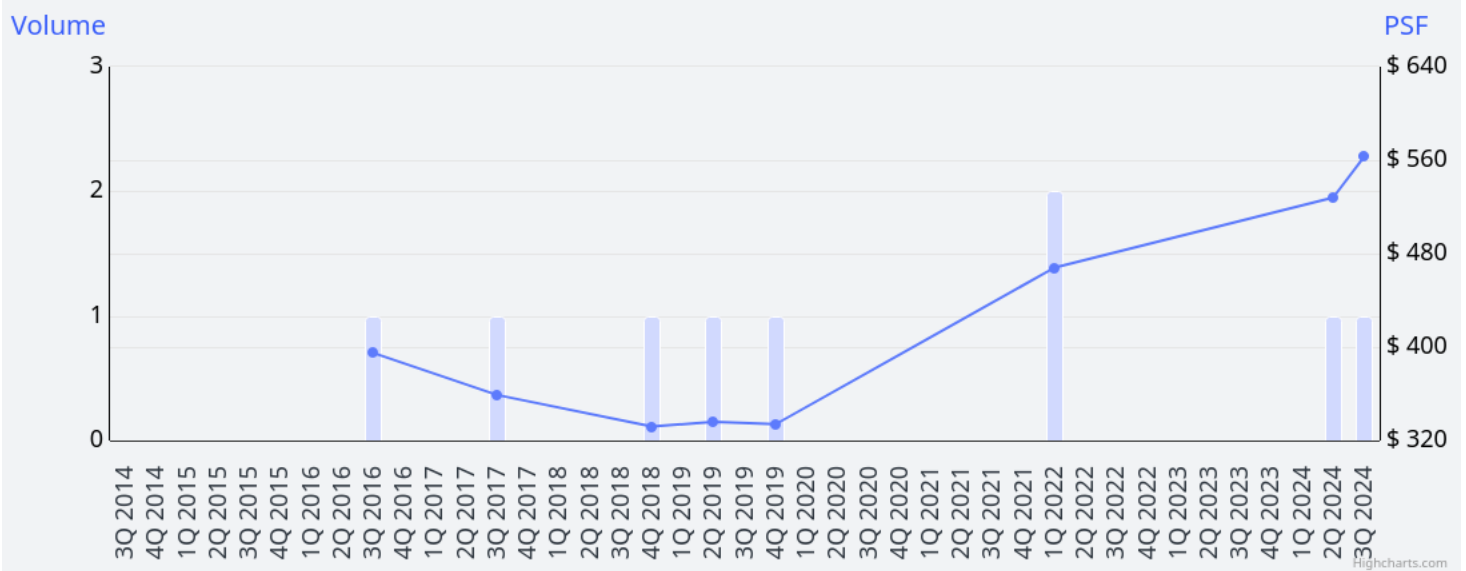
Selected Address:
324 Yishun Ctrl, #04-295,
S(760324)

Model:
EA

Area:
146 sqm/1,572 sqft

Estimated Value:
Edge Fair Value: \$859,000

Sale Trend For Blk 324 (10Y)



Sale Transactions For Blk 324 (1Y)

\$830,000

\$528 PSF

\$845,000

\$546 PSF

\$860,000

\$563 PSF

LOWEST SALE

AVERAGE

HIGHEST SALE

Date	Block	Street Name	Storey	Floor Area (sqm)	Flat Type	Flat Model	Lease Commence Year	Resale Price
Aug 2024	324	Yishun Ctrl	07 to 09	142	Executive	Apartment	1988	\$860,000
Apr 2024	324	Yishun Ctrl	04 to 06	146	Executive	Apartment	1988	\$830,000

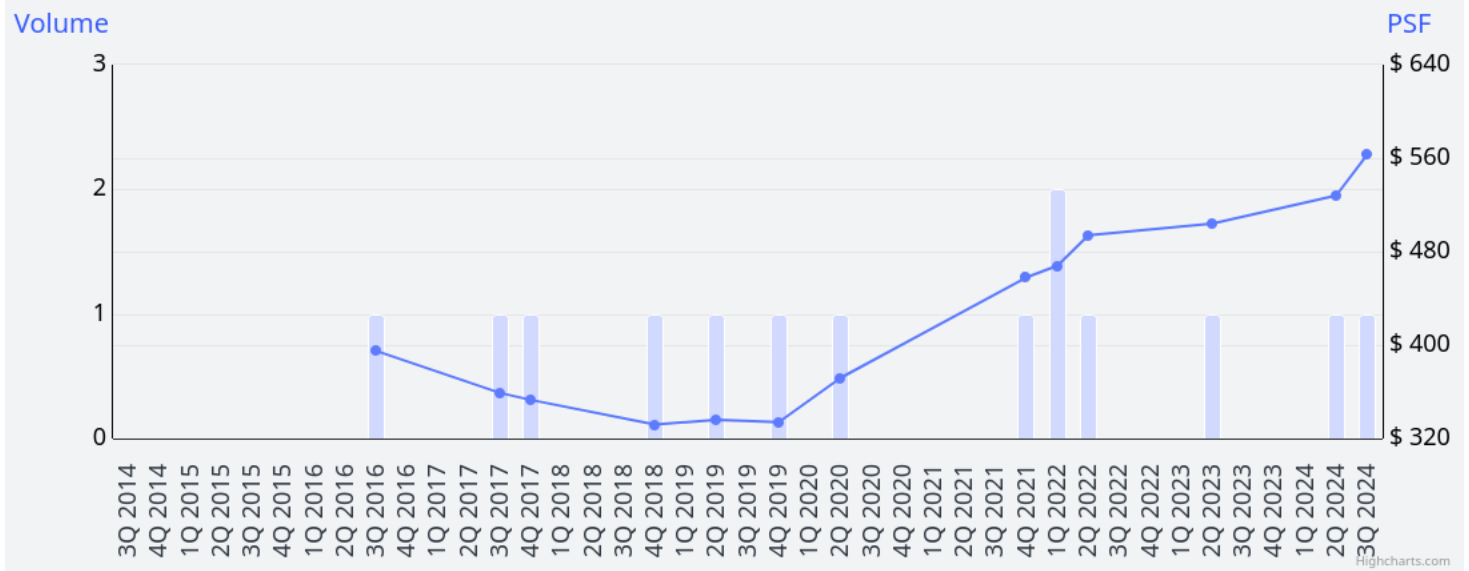
Selected Address:
324 Yishun Ctrl, #04-295,
S(760324)

Model:
EA

Area:
146 sqm/1,572 sqft

Estimated Value:
Edge Fair Value: \$859,000

Sale Trend For Yishun Ctrl (10Y)



Sale Transactions For Yishun Ctrl (1Y)

\$830,000

\$528 PSF

\$845,000

\$546 PSF

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\$563 PSF

LOWEST SALE

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Date	Block	Street Name	Storey	Floor Area (sqm)	Flat Type	Flat Model	Lease Commence Year	Resale Price
Aug 2024	324	Yishun Ctrl	07 to 09	142	Executive	Apartment	1988	\$860,000
Apr 2024	324	Yishun Ctrl	04 to 06	146	Executive	Apartment	1988	\$830,000

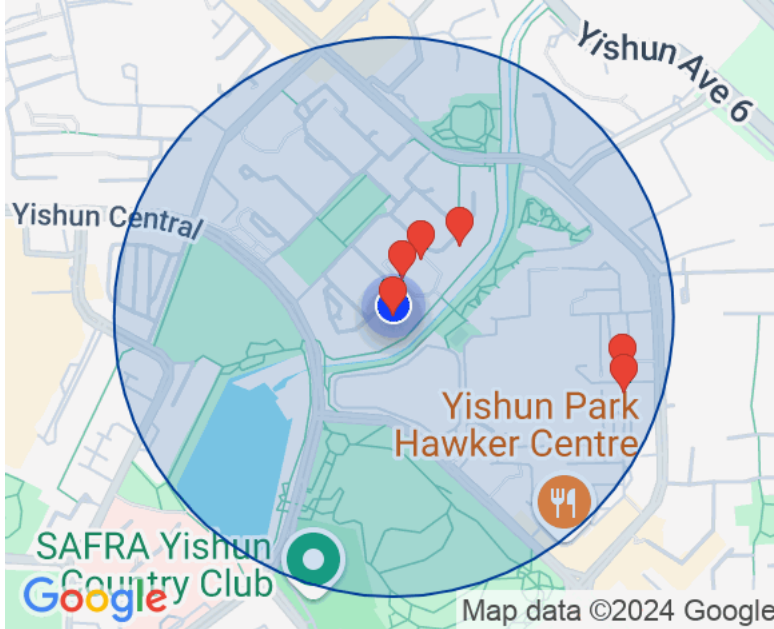
Selected Address:
324 Yishun Ctrl, #04-295,
S(760324)

Model:
EA

Area:
146 sqm/1,572 sqft

Estimated Value:
Edge Fair Value: \$859,000

Search Result



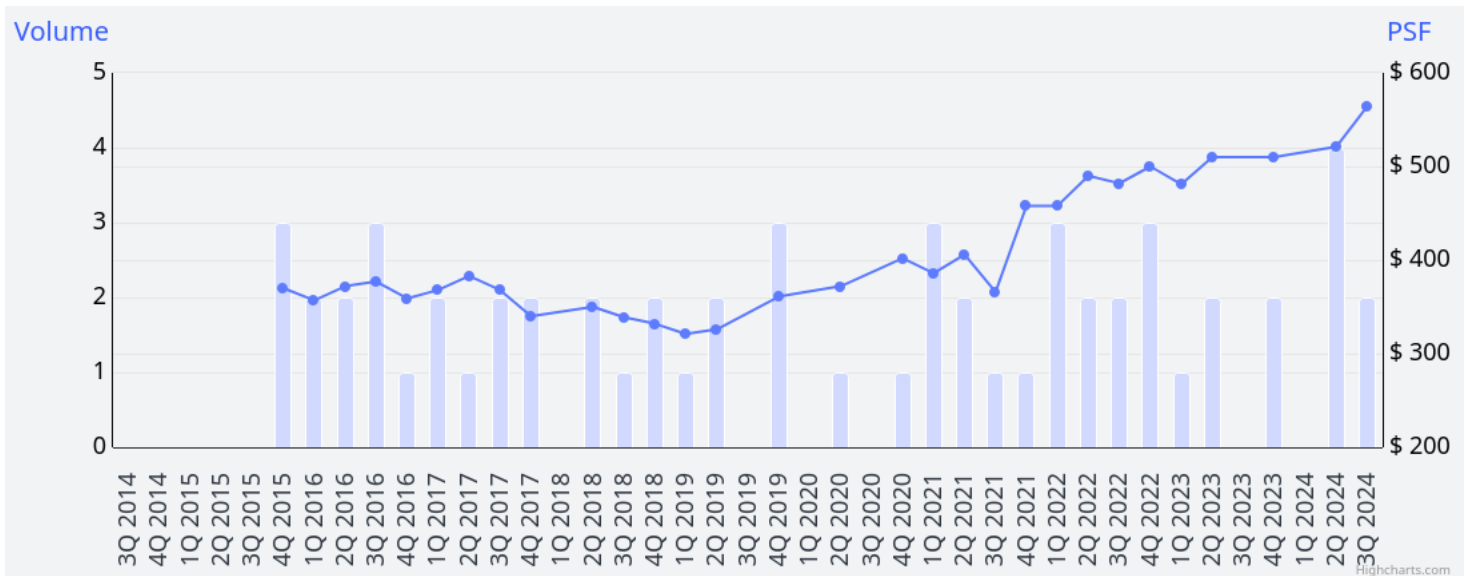
Found 6 Blocks Using The Following Search:

Place 324 Yishun Ctrl, S(760324)
(Within 500m):

TOP: 1986 to 1988

Subtypes: EA

Sale Transactions For Nearby 500m (10Y)



Sale Transactions For Nearby 500m (1Y)

\$735,000

\$471 PSF

\$815,375

\$529 PSF

\$880,000

\$564 PSF

LOWEST SALE

AVERAGE

HIGHEST SALE

Date	Block	Street Name	Storey	Floor Area (sqm)	Flat Type	Flat Model	Lease Commence Year	Resale Price
Aug 2024	324	Yishun Ctrl	07 to 09	142	Executive	Apartment	1988	\$860,000
Jul 2024	359	Yishun Ring Rd	10 to 12	145	Executive	Apartment	1988	\$880,000
Jun 2024	328	Yishun Ring Rd	04 to 06	142	Executive	Apartment	1988	\$850,000
Jun 2024	360	Yishun Ring Rd	07 to 09	142	Executive	Apartment	1988	\$810,000
May 2024	360	Yishun Ring Rd	04 to 06	145	Executive	Apartment	1988	\$735,000
Apr 2024	324	Yishun Ctrl	04 to 06	146	Executive	Apartment	1988	\$830,000
Dec 2023	328	Yishun Ring Rd	07 to 09	142	Executive	Apartment	1988	\$798,000
Nov 2023	360	Yishun Ring Rd	07 to 09	142	Executive	Apartment	1988	\$760,000

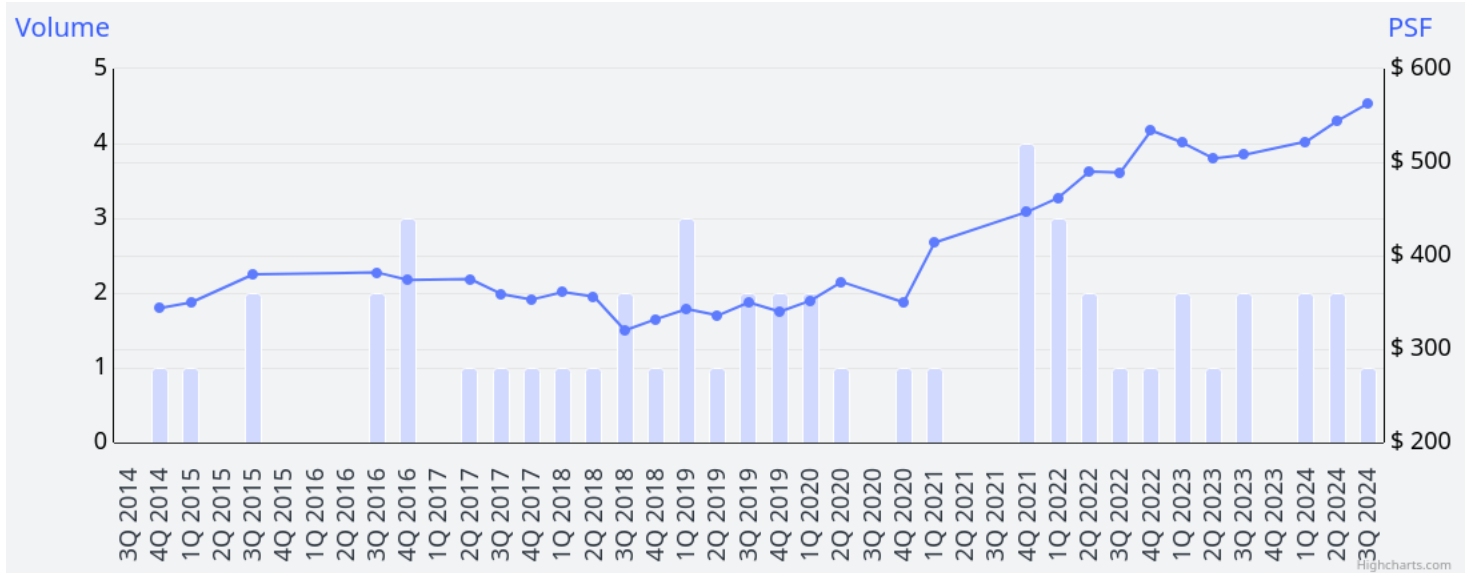
Selected Address:
324 Yishun Ctrl, #04-295,
S(760324)

Model:
EA

Area:
146 sqm/1,572 sqft

Estimated Value:
Edge Fair Value: \$859,000

Sale Trend For Yishun Ctrl (10Y)



Sale Transactions For Yishun Ctrl (1Y)

\$783,000
\$498 PSF

\$842,600
\$539 PSF

\$880,000
\$563 PSF

LOWEST SALE

AVERAGE

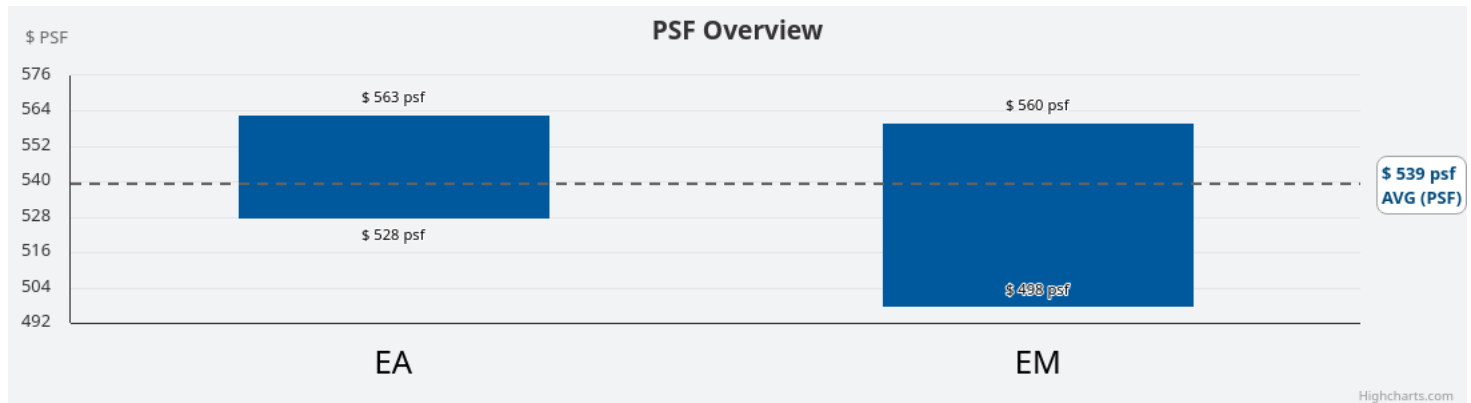
HIGHEST SALE

Date	Block	Street Name	Storey	Floor Area (sqm)	Flat Type	Flat Model	Lease Commence Year	Resale Price
Aug 2024	324	Yishun Ctrl	07 to 09	142	Executive	Apartment	1988	\$860,000
May 2024	325	Yishun Ctrl	04 to 06	146	Executive	Maisonette	1988	\$880,000
Apr 2024	324	Yishun Ctrl	04 to 06	146	Executive	Apartment	1988	\$830,000
Feb 2024	325	Yishun Ctrl	04 to 06	146	Executive	Maisonette	1988	\$860,000
Jan 2024	325	Yishun Ctrl	04 to 06	146	Executive	Maisonette	1988	\$783,000

Unit Mix Transactions (1Y)

Type	Size Range	Price Range	Average Price	Volume
EA	1,528 - 1,572	\$830,000 - \$860,000 (\$528 - \$563 PSF)	\$845,000 \$546 PSF	2
EM	1,572 - 1,572	\$783,000 - \$880,000 (\$498 - \$560 PSF)	\$841,000 \$535 PSF	3

PSF Overview, Unit Mix (1Y)



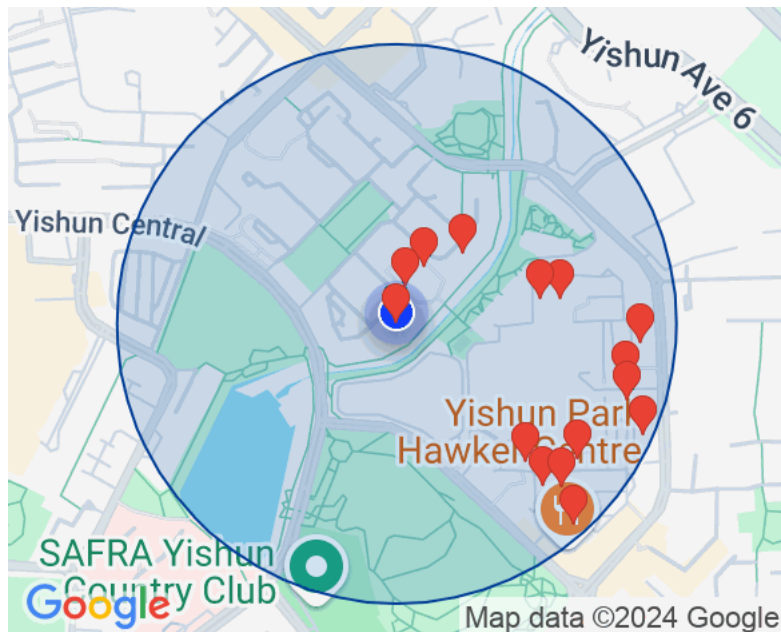
Selected Address:
324 Yishun Ctrl, #04-295,
S(760324)

Model:
EA

Area:
146 sqm/1,572 sqft

Estimated Value:
Edge Fair Value: \$859,000

Search Result



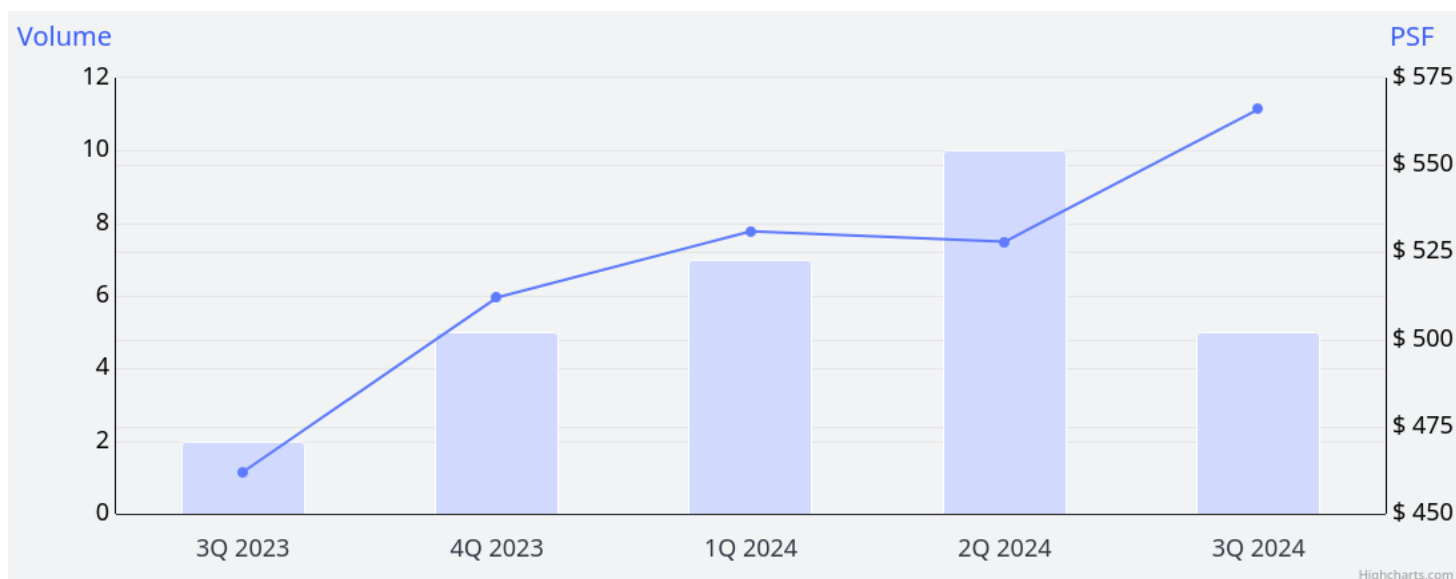
Found 15 Blocks Using The Following Search:

Place 324 Yishun Ctrl, S(760324)
(Within 500m):

TOP: 1986 to 1988

Subtypes: EA, EM

Sale Transactions For Nearby 500m (10Y)



Sale Transactions For Nearby 500m (1Y)

\$600,000

\$382 PSF

\$831,824

\$528 PSF

\$950,000

\$577 PSF

LOWEST SALE

AVERAGE

HIGHEST SALE

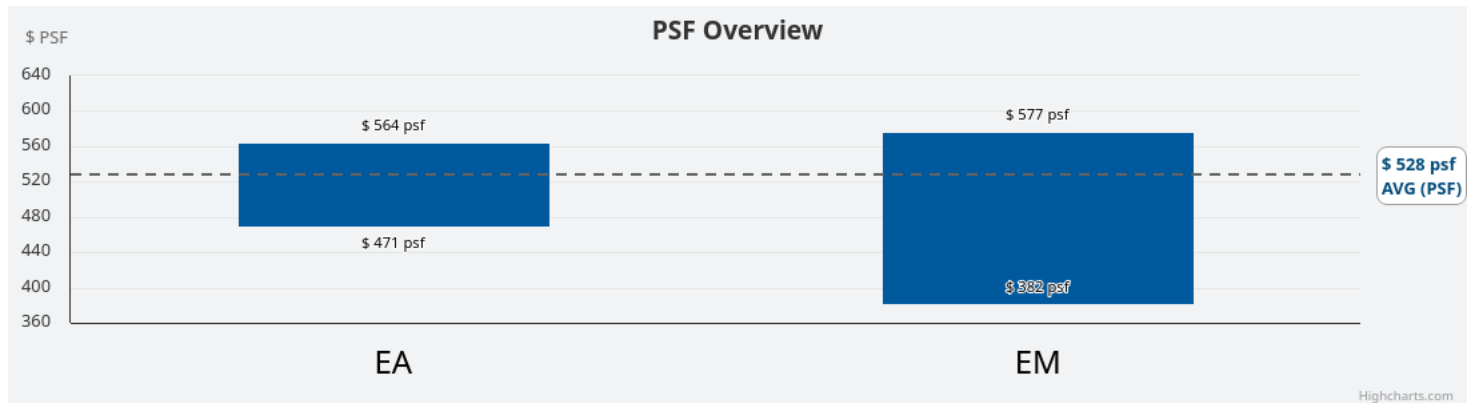
Date	Block	Street Name	Storey	Floor Area (sqm)	Flat Type	Flat Model	Lease Commence Year	Resale Price
Aug 2024	324	Yishun Ctrl	07 to 09	142	Executive	Apartment	1988	\$860,000
Aug 2024	326	Yishun Ring Rd	10 to 12	153	Executive	Maisonette	1988	\$950,000
Jul 2024	350A	Yishun Ave 11	01 to 03	145	Executive	Maisonette	1988	\$900,000
Jul 2024	352	Yishun Ring Rd	04 to 06	146	Executive	Maisonette	1988	\$865,000
Jul 2024	359	Yishun Ring Rd	10 to 12	145	Executive	Apartment	1988	\$880,000
Jun 2024	328	Yishun Ring Rd	04 to 06	142	Executive	Apartment	1988	\$850,000
Jun 2024	351	Yishun Ave 11	04 to 06	146	Executive	Maisonette	1988	\$800,000
Jun 2024	359	Yishun Ring Rd	01 to 03	146	Executive	Maisonette	1988	\$835,000
Jun 2024	360	Yishun Ring Rd	07 to 09	142	Executive	Apartment	1988	\$810,000
May 2024	325	Yishun Ctrl	04 to 06	146	Executive	Maisonette	1988	\$880,000
May 2024	351	Yishun Ave 11	04 to 06	154	Executive	Maisonette	1988	\$850,000
May 2024	355A	Yishun Ring Rd	01 to 03	146	Executive	Maisonette	1988	\$815,888
May 2024	360	Yishun Ring Rd	04 to 06	145	Executive	Apartment	1988	\$735,000
Apr 2024	324	Yishun Ctrl	04 to 06	146	Executive	Apartment	1988	\$830,000
Apr 2024	326	Yishun Ring Rd	04 to 06	146	Executive	Maisonette	1988	\$880,000
Mar 2024	326	Yishun Ring Rd	10 to 12	146	Executive	Maisonette	1988	\$820,000
Mar 2024	344	Yishun Ave 11	01 to 03	145	Executive	Maisonette	1988	\$820,000

Date	Block	Street Name	Storey	Floor Area (sqm)	Flat Type	Flat Model	Lease Commence Year	Resale Price
Mar 2024	360	Yishun Ring Rd	04 to 06	146	Executive	Maisonette	1988	\$860,000
Feb 2024	325	Yishun Ctrl	04 to 06	146	Executive	Maisonette	1988	\$860,000
Feb 2024	355	Yishun Ring Rd	01 to 03	154	Executive	Maisonette	1988	\$850,000
Jan 2024	325	Yishun Ctrl	04 to 06	146	Executive	Maisonette	1988	\$783,000
Jan 2024	360	Yishun Ring Rd	04 to 06	146	Executive	Maisonette	1988	\$888,000
Dec 2023	326	Yishun Ring Rd	07 to 09	146	Executive	Maisonette	1988	\$770,000
Dec 2023	328	Yishun Ring Rd	07 to 09	142	Executive	Apartment	1988	\$798,000
Nov 2023	326	Yishun Ring Rd	07 to 09	146	Executive	Maisonette	1988	\$860,000
Nov 2023	352	Yishun Ring Rd	10 to 12	154	Executive	Maisonette	1988	\$838,000
Nov 2023	360	Yishun Ring Rd	07 to 09	142	Executive	Apartment	1988	\$760,000
Sep 2023	355	Yishun Ring Rd	04 to 06	150	Executive	Maisonette	1988	\$875,000
Sep 2023	359	Yishun Ring Rd	04 to 06	146	Executive	Maisonette	1988	\$600,000

PSF Overview, Unit Mix (1Y)

Type	Size Range	Price Range	Average Price	Volume
EA	1,528 - 1,572	\$735,000 - \$880,000 (\$471 - \$564 PSF)	\$815,375 \$529 PSF	8
EM	1,561 - 1,658	\$600,000 - \$950,000 (\$382 - \$577 PSF)	\$838,090 \$528 PSF	21

PSF Overview, Unit Mix (1Y)



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