



Is it a Good Deal? Below tools were applied to your deal for analysis.

*The analysis was based on historical transactions. Asking prices are typically higher than historical prices in an uptrending market.

Reason to consider letting go of this property:

- 6.3% above valuation price
- 67 years remaining
- No upcoming train station

Why this property might be worth holding onto:

- 1.9% below project's average Price PSF
- 1 primary school nearby
- Lower than 8 nearby project prices
- 8.3% below the district's average
- Rental yield: 3.4%

Edge Fair Value

Your deal is 6.3% above the valuation price of \$1,600,000 😊

This Edge Fair Value valuation is based on past transactions below:

Date	Price	Area (sqft)	Address
09/03/25	\$1,820,000 \$1,470 PSF	1,238	34 Bayshore Road #28-02
04/03/25	\$1,800,000 \$1,454 PSF	1,238	22 Bayshore Road #26-07
20/02/25	\$1,600,000 \$1,351 PSF	1,184	34 Bayshore Road #11-01

Rental price for the unit is expected to be **\$4,600/month**.

Tower View

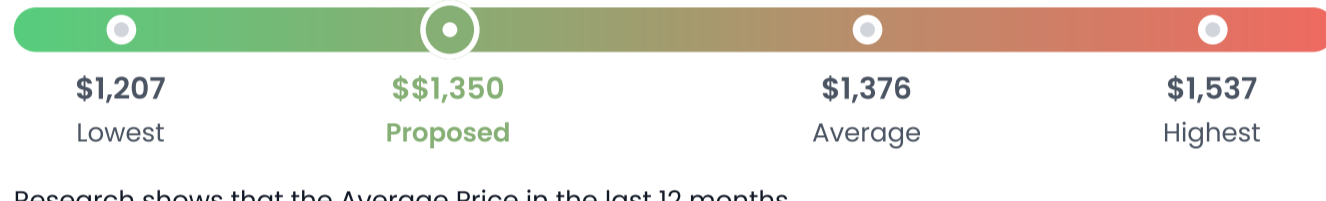
Your choice unit (highlighted in blue) is most comparable with recently transacted units in Tower 22 #26-07, Tower 30 #26-01, Tower 34 #02-01, Tower 34 #11-01, Tower 34 #28-02 (all highlighted in yellow).

	Tower 22	Tower 24	Tower 26	Tower 27	Tower 28	Tower 30
	01	02	03	04	05	06
STOREY 08	#08-01 947 SQFT Bedrooms: 2 21 JUN 12 S\$980 PSF S\$928,000	#08-02 947 SQFT Bedrooms: 2 05 OCT 07 S\$792 PSF S\$750,000	#08-03 1,227 SQFT Bedrooms: 2 17 OCT 97 S\$717 PSF S\$880,000	#08-04 1,259 SQFT Bedrooms: 3 29 DEC 21 S\$1,032 PSF S\$1,300,000	#08-05 926 SQFT Bedrooms: 2 20 JUN 12 S\$951 PSF S\$880,000	#08-06 926 SQFT Bedrooms: 2 05 AUG 12 S\$729 PSF S\$675,000
STOREY 07	#07-01 947 SQFT Bedrooms: 2 12 OCT 07 S\$760 PSF S\$720,000	#07-02 947 SQFT Bedrooms: 2 01 SEP 22 S\$1,206 PSF S\$1,480,000	#07-03 1,227 SQFT Bedrooms: 2 01 SEP 22 S\$1,206 PSF S\$1,480,000	#07-04 1,259 SQFT Bedrooms: 3 29 DEC 21 S\$1,032 PSF S\$1,300,000	#07-05 926 SQFT Bedrooms: 2 15 MAY 24 S\$1,318 PSF S\$1,220,000	#07-06 926 SQFT Bedrooms: 2 12 JUL 21 S\$1,329 PSF S\$1,230,000



Research

Your deal at \$1,350 PSF is 1.9% lower than the Average Price PSF within the project



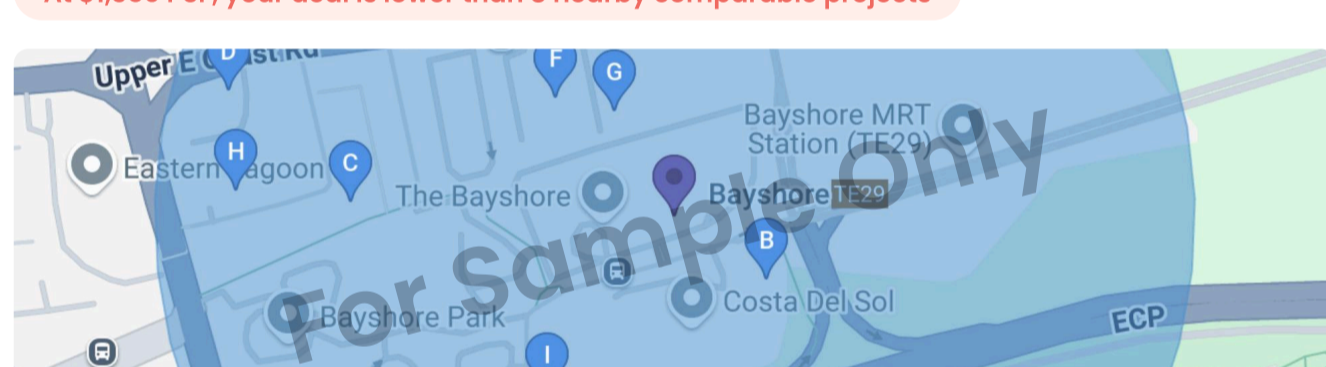
Research shows that the Average Price in the last 12 months.

- 1 Primary School within 1km: Temasek Primary School
- 5 Other Schools within 2km: Temasek Junior College, Temasek Secondary School, Victoria School, Bedok View Secondary School, Bedok South Secondary School
- 1 Park within 800m : East Coast Park
- Bayshore MRT station within 800m currently
- 67 years of remaining lease
- No Mall within 800m

Location Scan

Location scan helps you compare prices of similar projects nearby. Considering transactions within the last 12 months,

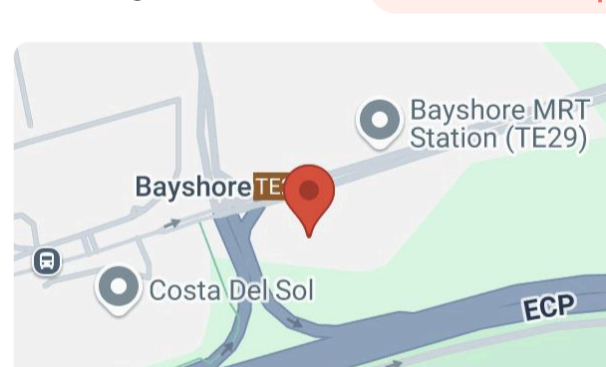
At \$1,350 PSF, your deal is lower than 8 nearby comparable projects



Project Name	Tenure	Completion	Avg. Price (\$ PSF)	No. of Units	No. of Transactions in last 12 months
THE BAYSHORE	99 yrs from 31/05/1993	1997	1,376	1038	38
THE SUMMIT	Freehold	1991	1,839	242	4
COSTA DEL SOL	99 yrs from 05/05/1997	2004	1,814	906	38
LANDBAY CONDOMINIUM	Freehold	1996	1,706	122	4
EASTERN LAGOON F	Freehold	1985	1,676	307	8
THE BAYCOURT	Freehold	1994	1,600	56	1

Land Sales

Observing Land Sales tool, there will be 1 upcoming new launch nearby. 😊



A 99-year leasehold Residential site at Bayshore Road could be launching within 1.5 year, with an expected price of around \$2577 PSF*. The developer is Sing-Haiyi Garnet Pte. Ltd. .

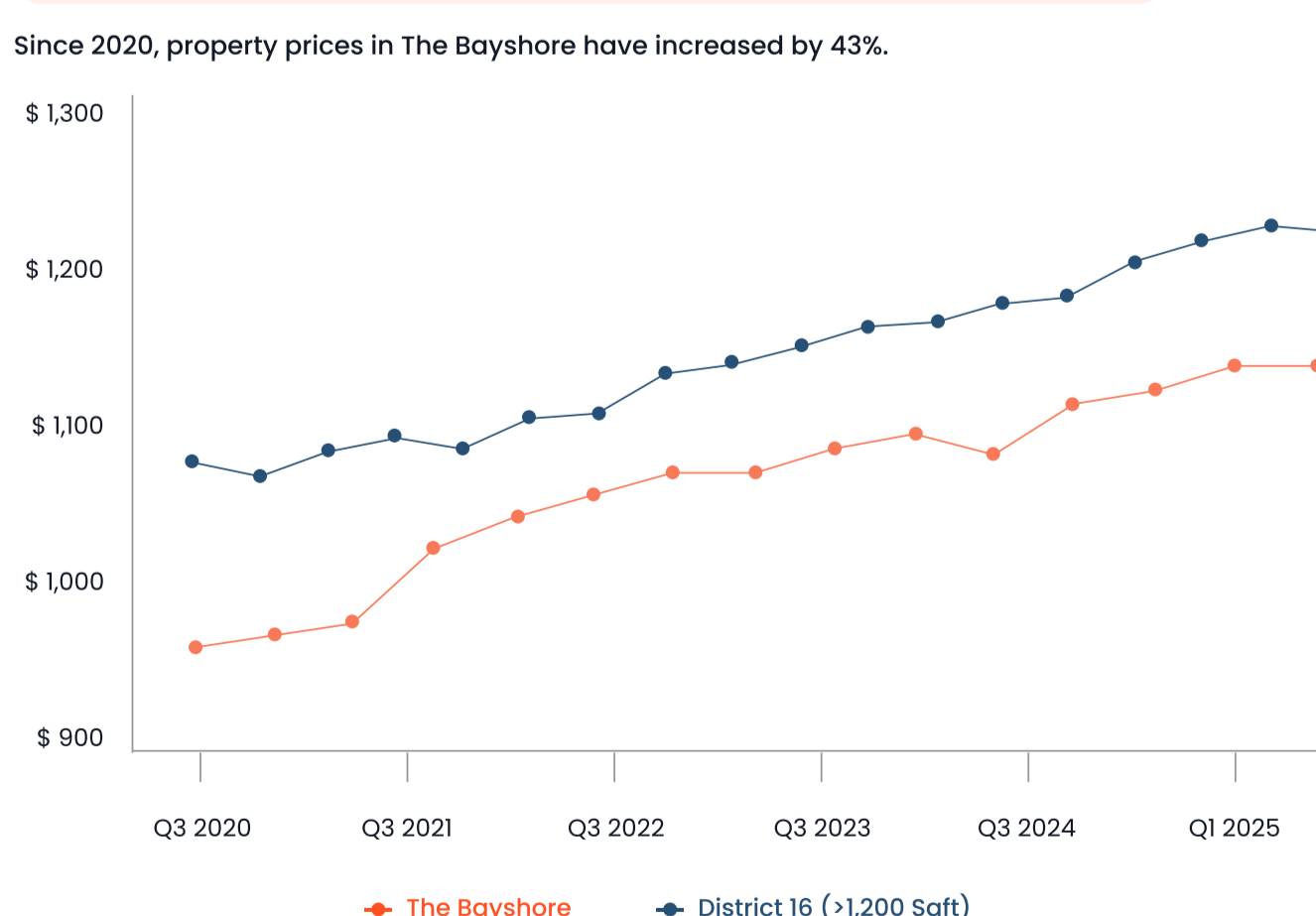
*Assuming 10% mark up from the estimated breakeven price

Market Trends

Market Trends shows the average price PSF of resale leasehold condominiums (>1,200 sqft) in District 16 is \$1,472 last quarter.

Your deal at \$1,350 PSF is 8.3% lower than the average price PSF within the district 😊

Since 2020, property prices in The Bayshore have increased by 43%.



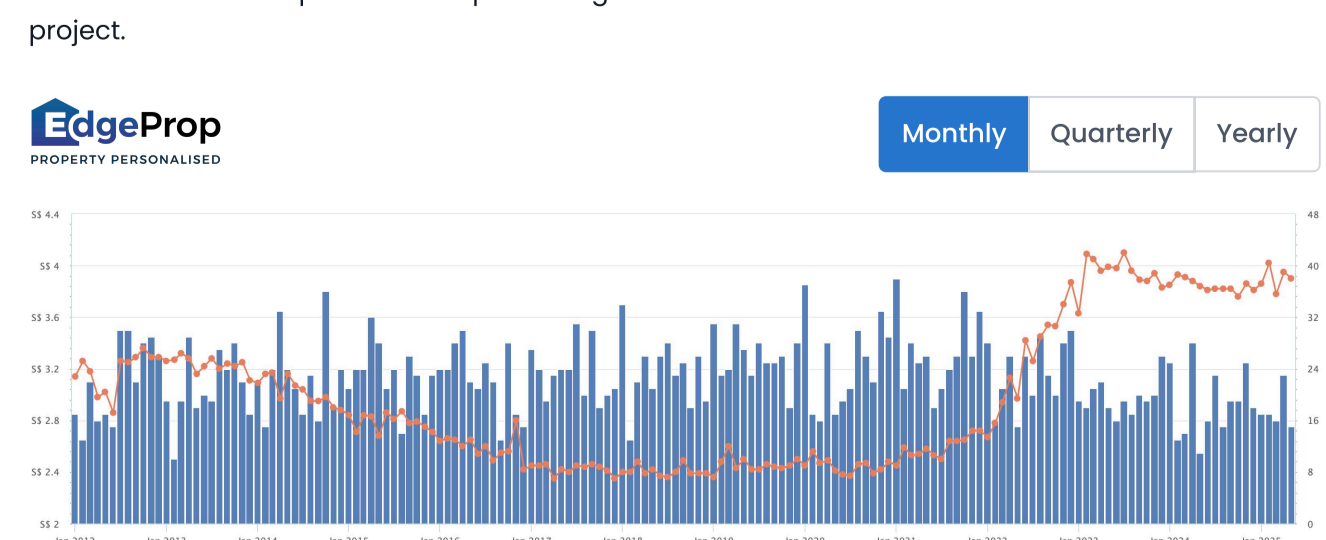
Rental Analysis

Rental yield*: 3.4% of property value based on avg. rent over 12 months

Rental yield is % of rental income to property value, indicating investment returns.

Rentability is 21.3% (Medium)

No. of rented units expressed as a percentage of the total units. Indicates rental demand for the project.



*Based on URA rental data in the last 12 months. Otherwise, based on latest transaction. May not be representative.