

Taking another shot at en bloc

PROPERTY	PREVIOUS CYCLE LAUNCH			2021 LAUNCH*			% CHANGE IN ASKING PRICE
	LAST LAUNCH	ASKING PRICE	LAND RATE PSF/PR	2021 LAUNCH	ASKING PRICE	LAND RATE PSF/PR	
Peace Centre / Peace Mansion	Feb '19	S\$688m	S\$1,474	Sept '21	S\$650m	S\$1,443	-5.52%
Flynn Park	Jan '19	S\$325m	S\$1,198	July '21	S\$365m**	S\$1,284	+12.3%
Watten Estate Condo	July '19	S\$536m	S\$1,738	Sept '21	S\$500m	S\$1,622	-6.7%
Verdun House	March '18	S\$60m	S\$2,100	Aug '21	S\$55m	S\$1,790	-8.33%
The Stradia	Jan '18	S\$22m	S\$889	May '21	S\$23.8m	S\$1,060	+8.18%
Fortune Park	July '18	S\$126m	S\$1,337	March '21	S\$115-118m	S\$1,140 - S\$1,170	-6.35% to -8.73%
Jansen Mansions	July '18	S\$22m	S\$996	Feb '21	S\$19.8m	S\$895	-10%

*As at Sept 24, 2021

**Flynn Park was sold for S\$371 million in September 2021