

PROPERTY REPORT

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SALES+ AI

**112 ANG MO KIO AVENUE 4
SINGAPORE 560112**



Prepared for
buyer QAA Client

18 Feb 2025, 07:51



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Division Director
CEA: R057589I

8912 0107

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UNIT INFO

e-Value

The e-Value for unit is

No e-Value available for this unit

Unit last transacted	Same block last transacted
-	\$460,000
- sqft / - psf	797 sqft / \$577 psf
	on 01 Dec 2024

e-Value is a property valuation generated using an automated valuation model. The process involves filling up missing values in the original transaction comps, generating housing indices and including attributes such as economic, geographical and properties-specific details, so as to reflect the evolving market conditions, and bring out the true property value.

Our model's values are updated weekly, and accuracy is back-tested monthly using a one month hold-out method. These values have achieved a median accuracy of 97% comparing with actual transacted amount.

PROPERTY INFORMATION

ESTATE	Ang Mo Kio
STREET	ANG MO KIO AVENUE 4
LEASE STARTS	1978
LEASE REMAINING	52 years
YEAR COMPLETED	1977
HIGHEST FLOOR	12
RESIDENTIAL UNITS	153
UNIT MIXES	3 Room - 130
	4 Room - 22
	Executive - 1
POSTAL CODE	560112

Based on February 2023 - February 2025 (Past 2Y)
For 1R, 2R, 3R, 4R, 5R, Executive, Multi generation

SALE

AVG

\$426,489

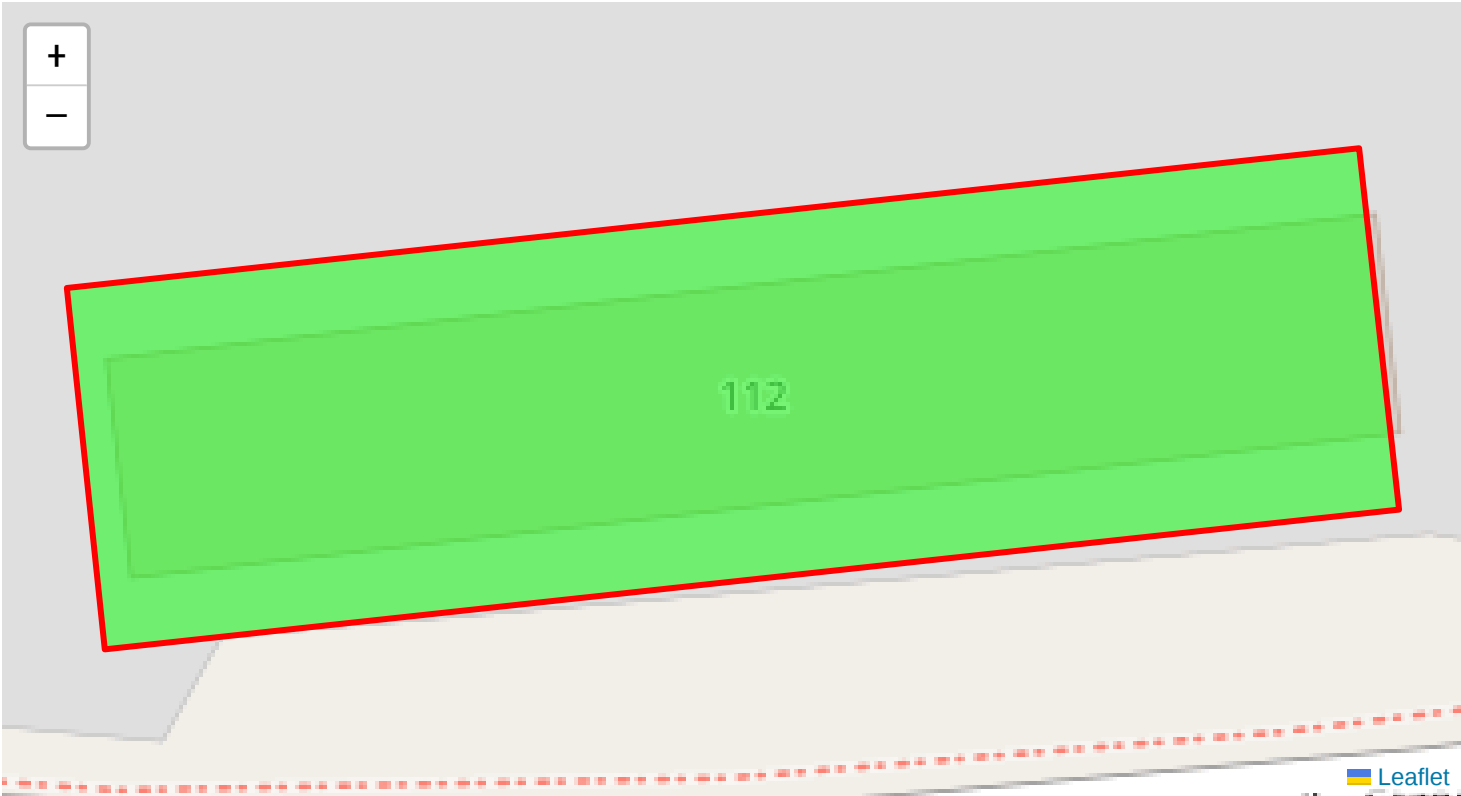
PSF \$518

RENTAL

AVG

\$2,868

Location



Amenities

 MRT

TE6 Mayflower	0.09 KM
Thomson–East Coast Line	
TE7 CR13 Bright Hill	0.95 KM
Thomson–East Coast Line	
CR13 TE7 Bright Hill (U/C)	0.98 KM
Cross–Island Line	

 Bus Stops

#54161 Opp Blk 255	0.11 KM
Ang Mo Kio St 11 265	
#54169 Blk 255	0.12 KM
Ang Mo Kio St 11 262, 265	
#54181 Mayflower Stn Exit 6	0.12 KM
Ang Mo Kio Ave 4 262, 265, 268, 268C, 269, 269A, 652, 71, 76	

 Kindergartens

Bethesda (Ang Mo Kio) Kindergarten	0.41 KM
601 Ang Mo Kio Ave 4 S(569898)	
Ang Mo Kio Methodist Church Kindergarten	0.47 KM
1 Ang Mo Kio Street 21 S(569383)	
PCF Sparkletots Preschool @ Teck Ghee Blk 235 (KN)	0.51 KM
235 Ang Mo Kio Avenue 3 #01-1114 S(560235)	

 Primary Schools

Chij St. Nicholas Girls' School (Primary Section)	0.32 KM
Girls, Government-Aided School	
Ang Mo Kio Primary School	0.50 KM
Mix, Government School	
Mayflower Primary School	1.03 KM
Mix, Government School	

 Secondary Schools

Chij St. Nicholas Girls' School (Secondary)	0.32 KM
Girls, Government-Aided School	
Mayflower Secondary School	0.33 KM
Mix, Government School	
Peirce Secondary School	0.84 KM
Mix, Government School	

 Healthcare

JJ CLINIC & SURGERY	0.18 KM
ANG MO KIO AVENUE 4	
HUI CLINIC + SURGERY	0.60 KM
ANG MO KIO AVE 4	
C Y KOK CLINIC & SURGERY	0.60 KM
ANG MO KIO AVE 4	

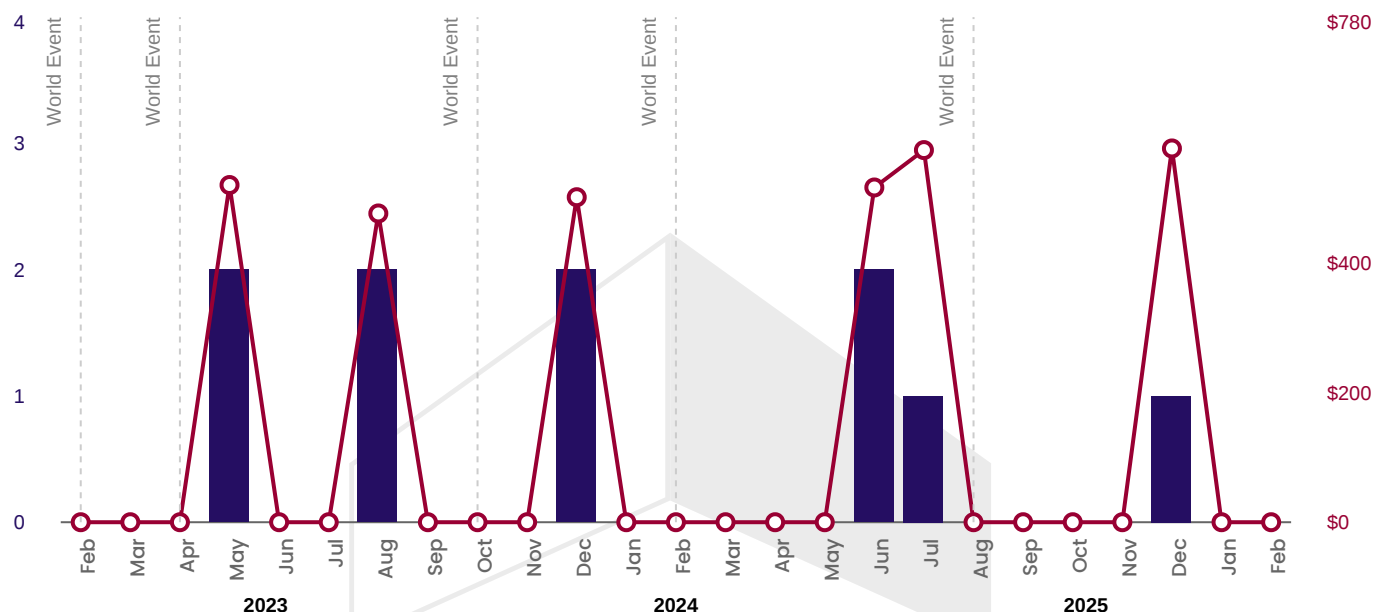
 Supermarket

SHENG SIONG SUPERMARKET PTE LTD	0.44 KM
COLD STORAGE SINGAPORE (1983) PTE LTD	0.53 KM
HAO MART PTE. LTD.	0.71 KM

SALES TREND

Based on February 2023 – February 2025 (Past 2Y)
Showing transactions for 1R, 2R, 3R, 4R, 5R, Executive, Multi generation

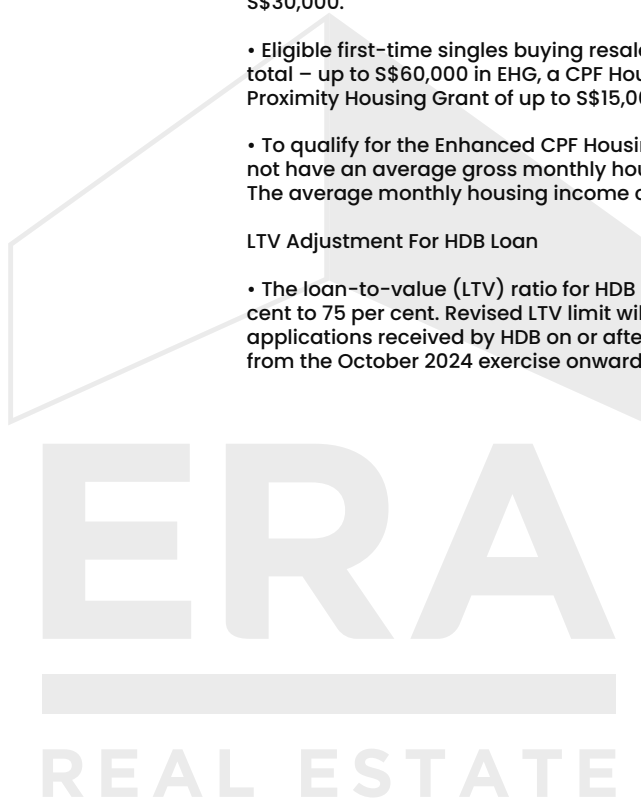
○-○ Avg PSF ■ Volume --- World Event



Avg PSF (May 2023)	Avg PSF (Dec 2024)	Avg PSF Change	Volume (May 2023)	Volume (Dec 2024)	Volume Change
\$521	\$577	+10.84%	2	1	-50.00%

Date	Event	Summary
Feb 2023	Budget 2023	- CPF Housing Grant for HDB for First Time Families from \$50,000 to \$80,000 (4 Rm or smaller) - CPF Housing Grant for HDB for First Time Families from \$40,000 to \$80,000 (5 Rm or Larger) - CPF Housing Grant for HDB for First Time Singles from \$25,000 to \$40,000 (4 Rm or smaller) - CPF Housing Grant for HDB for First Time Singles from \$20,000 to \$25,000 (5 Rm or Larger) - Residential properties, value in excess of \$1.5 mil & up to \$3 mil will be taxed at 5%, excess of \$3 mil will be taxed at 6%; up from current rate of 4%. - Non-residential properties, value in excess of \$1 million & up to \$1.5 million will be taxed at 4%, excess of \$1.5 million will be taxed at 5%; up from the current rate of 3%.
Apr 2023	Adjustments to ABSD	For Singaporeans buying 1st residential property, the rate will remain the same as 0%. If buying 2nd residential property, the rate will be raised from 17% to 20%. If buying 3rd residential property, the rate will be raised from 25% to 30%. For Permanent resident buying 1st residential property, the rate will remain the same as 5%. If buying 2nd residential property, the rate will be raised from 25% to 30%. If buying 3rd residential property, the rate will be raised from 30% to 35%. For foreigners buying any residential property, the rate will be raised from 30% to 60%.
Oct 2023	Israel-Palestine War	On Saturday, 7 October – a Jewish sabbath day, the end of the weeklong Jewish festival of Sukkot, and a day after the 50th anniversary of the Yom

Date	Event	Summary
Feb 2024	Budget 2024	Kippur War - Hamas and other Palestinian armed groups launched Operation al-Aqsa Flood, a coordinated assault consisting of land and air attacks into multiple border areas of Israel. 1) ABSD concession to extended to single Singaporean aged 55 and above, when "right-sizing" to lower-value property. 2) For residential developments that have sold at least 90 per cent of units within five years of the land acquisition, the ABSD clawback rate will be lowered. 3) Lower property tax bills for homeowners from 2025, with revised annual value bands. 4) Families waiting for BTO can soon get voucher to rent flat in open market.
Aug 2024	National Day Rally & LTV Adjustment For HDB Loan	National Day Rally • HDB will extend more aid to first-time buyers in the form of bigger Enhanced CPF Housing Grants. From their current limit of \$80,000, the EHG grants will be bumped up to \$120,000 for first time families. • Eligible first-time families buying resale flats can receive up to \$230,000 in housing grants, comprising the revised EHG of up to \$120,000, a CPF Housing Grant of up to \$80,000 and a Proximity Housing Grant of up to \$30,000. • Eligible first-time singles buying resale flats will receive up to \$115,000 in total – up to \$60,000 in EHG, a CPF Housing Grant of up to \$40,000 and a Proximity Housing Grant of up to \$15,000. • To qualify for the Enhanced CPF Housing Grant, first-timer households must not have an average gross monthly household income exceeding \$9,000. The average monthly housing income cap for first-timer singles is \$4,500. LTV Adjustment For HDB Loan • The loan-to-value (LTV) ratio for HDB loans will be lowered from 80 per cent to 75 per cent. Revised LTV limit will apply to completed resale applications received by HDB on or after Aug 20, and to BTO applications from the October 2024 exercise onwards.



TRANSACTION SUMMARY

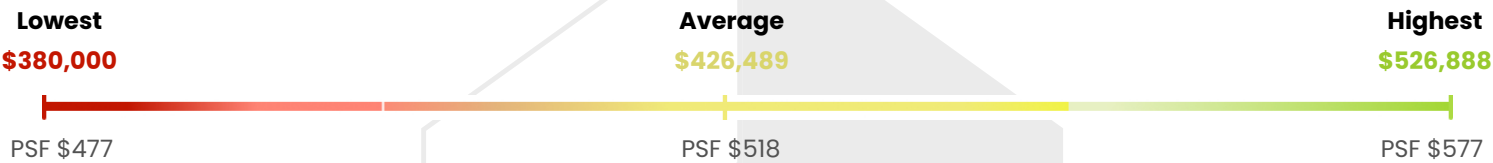
Based on February 2023 – February 2025 (Past 2Y)
Showing transactions for 1R, 2R, 3R, 4R, 5R, Executive, Multi generation

Up to 50 latest transactions

Type	Size (sqft)	Sales Range (\$)	Sales Volume	Rental Range (\$)	Rental Volume
3 ROOM	797 – 797	380,000 – 460,000 PSF 477 – 577	9	1,800 – 3,500	17
4 ROOM	1,066 – 1,066	526,888 – 526,888 PSF 494 – 494	1	2,600 – 4,000	3

SALES TRANSACTIONS

Based on February 2023 – February 2025 (Past 2Y)
Showing transactions for 1R, 2R, 3R, 4R, 5R, Executive, Multi generation

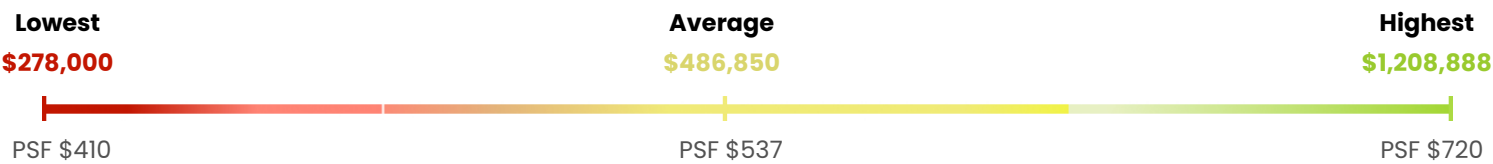


Up to 50 latest transactions

Registration	Block	Street	Storey	Size (sqm)	Flat type	Flat Model	Lease	Resale Price (\$)
Dec 2024	112	ANG MO KIO AVENUE 4	04 to 06	74	3 ROOM	New Generation	1978	460,000
Jul 2024	112	ANG MO KIO AVENUE 4	07 to 09	74	3 ROOM	New Generation	1978	458,000
Jun 2024	112	ANG MO KIO AVENUE 4	04 to 06	99	4 ROOM	New Generation	1978	526,888
Jun 2024	112	ANG MO KIO AVENUE 4	10 to 12	74	3 ROOM	New Generation	1978	430,000
Dec 2023	112	ANG MO KIO AVENUE 4	07 to 09	74	3 ROOM	New Generation	1978	400,000
Dec 2023	112	ANG MO KIO AVENUE 4	07 to 09	74	3 ROOM	New Generation	1978	400,000
Aug 2023	112	ANG MO KIO AVENUE 4	04 to 06	74	3 ROOM	New Generation	1978	380,000
Aug 2023	112	ANG MO KIO AVENUE 4	04 to 06	74	3 ROOM	New Generation	1978	380,000
May 2023	112	ANG MO KIO AVENUE 4	01 to 03	74	3 ROOM	New Generation	1978	415,000
May 2023	112	ANG MO KIO AVENUE 4	01 to 03	74	3 ROOM	New Generation	1978	415,000

Street Transactions

Based on February 2023 – February 2025 (Past 2Y)
Showing transactions for 1R, 2R, 3R, 4R, 5R, Executive, Multi generation



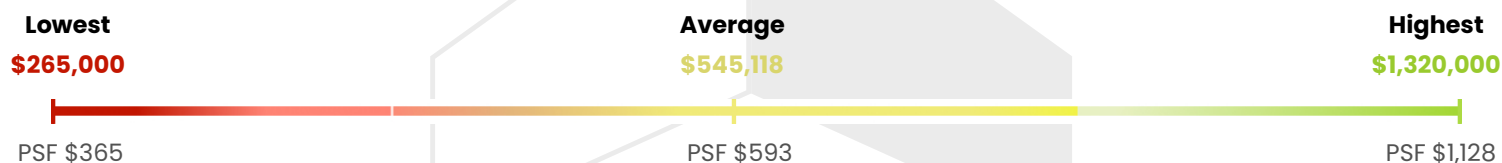
Up to 50 latest transactions

Registration	Block	Street	Storey	Size (sqm)	Flat type	Flat Model	Lease	Resale Price (\$)
Feb 2025	613	ANG MO KIO AVENUE 4	01 to 03	156	EXEC	Apartment	1996	1,135,000
Feb 2025	108	ANG MO KIO AVENUE 4	07 to 09	83	4 ROOM	New Generation	1978	560,000
Feb 2025	113	ANG MO KIO AVENUE 4	10 to 12	92	4 ROOM	New Generation	1978	505,000
Feb 2025	644	ANG MO KIO AVENUE 4	10 to 12	75	3 ROOM	New Generation	1980	450,000
Feb 2025	170	ANG MO KIO AVENUE 4	01 to 03	69	3 ROOM	Improved	1986	460,000
Feb 2025	629	ANG MO KIO AVENUE 4	01 to 03	67	3 ROOM	New Generation	1981	480,000
Feb 2025	174	ANG MO KIO AVENUE 4	04 to 06	45	2 ROOM	Improved	1986	335,500
Feb 2025	629	ANG MO KIO AVENUE 4	01 to 03	67	3 ROOM	New Generation	1981	480,000
Jan 2025	614	ANG MO KIO AVENUE 4	10 to 12	149	EXEC	Apartment	1996	1,050,000
Jan 2025	616	ANG MO KIO AVENUE 4	07 to 09	149	EXEC	Apartment	1996	1,100,000
Jan 2025	173	ANG MO KIO AVENUE 4	01 to 03	91	4 ROOM	New Generation	1982	510,000
Jan 2025	110	ANG MO KIO AVENUE 4	10 to 12	83	4 ROOM	New Generation	1978	535,000
Jan 2025	173	ANG MO KIO AVENUE 4	04 to 06	91	4 ROOM	New Generation	1982	555,880
Jan 2025	612	ANG MO KIO AVENUE 4	07 to 09	92	4 ROOM	New Generation	1980	580,000
Jan 2025	110	ANG MO KIO AVENUE 4	07 to 09	92	4 ROOM	New Generation	1978	555,000
Jan 2025	107	ANG MO KIO AVENUE 4	04 to 06	74	3 ROOM	New Generation	1978	440,000
Jan 2025	607	ANG MO KIO AVENUE 4	07 to 09	68	3 ROOM	New Generation	1980	390,000
Jan 2025	170	ANG MO KIO AVENUE 4	07 to 09	60	3 ROOM	Improved	1986	420,000
Jan 2025	624	ANG MO KIO AVENUE 4	13 to 15	68	3 ROOM	New Generation	1980	400,000
Jan 2025	255	ANG MO KIO AVENUE 4	04 to 06	73	3 ROOM	New Generation	1977	452,888
Jan 2025	155	ANG MO KIO AVENUE 4	01 to 03	68	3 ROOM	New Generation	1981	408,888
Jan 2025	255	ANG MO KIO AVENUE 4	01 to 03	73	3 ROOM	New Generation	1977	440,000
Jan 2025	108	ANG MO KIO AVENUE 4	07 to 09	67	3 ROOM	New Generation	1978	450,000
Jan 2025	156	ANG MO KIO AVENUE 4	04 to 06	68	3 ROOM	New Generation	1981	388,000
Jan 2025	118	ANG MO KIO AVENUE 4	04 to 06	89	3 ROOM	New Generation	1978	475,000
Jan 2025	624	ANG MO KIO AVENUE 4	04 to 06	68	3 ROOM	New Generation	1980	418,000
Jan 2025	614	ANG MO KIO AVENUE 4	10 to 12	149	EXEC	Apartment	1996	1,050,000
Jan 2025	616	ANG MO KIO AVENUE 4	07 to 09	149	EXEC	Apartment	1996	1,100,000
Jan 2025	173	ANG MO KIO AVENUE 4	01 to 03	91	4 ROOM	New Generation	1982	510,000
Jan 2025	110	ANG MO KIO AVENUE 4	10 to 12	83	4 ROOM	New Generation	1978	535,000
Jan 2025	173	ANG MO KIO AVENUE 4	04 to 06	91	4 ROOM	New Generation	1982	555,880
Jan 2025	612	ANG MO KIO AVENUE 4	07 to 09	92	4 ROOM	New Generation	1980	580,000
Jan 2025	110	ANG MO KIO AVENUE 4	07 to 09	92	4 ROOM	New Generation	1978	555,000
Jan 2025	107	ANG MO KIO AVENUE 4	04 to 06	74	3 ROOM	New Generation	1978	440,000
Jan 2025	607	ANG MO KIO AVENUE 4	07 to 09	68	3 ROOM	New Generation	1980	390,000
Jan 2025	170	ANG MO KIO AVENUE 4	07 to 09	60	3 ROOM	Improved	1986	420,000
Jan 2025	624	ANG MO KIO AVENUE 4	13 to 15	68	3 ROOM	New Generation	1980	400,000
Jan 2025	255	ANG MO KIO AVENUE 4	04 to 06	73	3 ROOM	New Generation	1977	452,888
Jan 2025	155	ANG MO KIO AVENUE 4	01 to 03	68	3 ROOM	New Generation	1981	408,888
Jan 2025	255	ANG MO KIO AVENUE 4	01 to 03	73	3 ROOM	New Generation	1977	440,000

Registration	Block	Street	Storey	Size (sqm)	Flat type	Flat Model	Lease	Resale Price (\$)
Jan 2025	108	ANG MO KIO AVENUE 4	07 to 09	67	3 ROOM	New Generation	1978	450,000
Jan 2025	156	ANG MO KIO AVENUE 4	04 to 06	68	3 ROOM	New Generation	1981	388,000
Jan 2025	118	ANG MO KIO AVENUE 4	04 to 06	89	3 ROOM	New Generation	1978	475,000
Jan 2025	624	ANG MO KIO AVENUE 4	04 to 06	68	3 ROOM	New Generation	1980	418,000
Dec 2024	618	ANG MO KIO AVENUE 4	04 to 06	133	5 ROOM	Model A	1996	820,000
Dec 2024	256	ANG MO KIO AVENUE 4	01 to 03	73	3 ROOM	New Generation	1977	450,000
Dec 2024	174	ANG MO KIO AVENUE 4	04 to 06	60	3 ROOM	Improved	1986	408,888
Dec 2024	256	ANG MO KIO AVENUE 4	07 to 09	73	3 ROOM	New Generation	1977	436,000
Dec 2024	631	ANG MO KIO AVENUE 4	07 to 09	82	3 ROOM	New Generation	1985	477,000
Dec 2024	112	ANG MO KIO AVENUE 4	04 to 06	74	3 ROOM	New Generation	1978	460,000

Estate Transactions

Based on February 2023 – February 2025 (Past 2Y)
Showing transactions for 1R, 2R, 3R, 4R, 5R, Executive, Multi generation



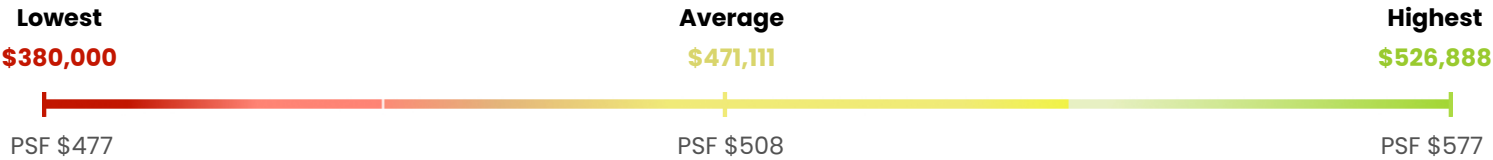
Up to 50 latest transactions

Registration	Block	Street	Storey	Size (sqm)	Flat type	Flat Model	Lease	Resale Price (\$)
Feb 2025	613	ANG MO KIO AVENUE 4	01 to 03	156	EXEC	Apartment	1996	1,135,000
Feb 2025	596C	ANG MO KIO STREET 52	25 to 27	91	4 ROOM	Model A	2002	900,888
Feb 2025	316A	ANG MO KIO STREET 31	13 to 15	95	4 ROOM	Model A	2006	828,000
Feb 2025	108	ANG MO KIO AVENUE 4	07 to 09	83	4 ROOM	New Generation	1978	560,000
Feb 2025	113	ANG MO KIO AVENUE 4	10 to 12	92	4 ROOM	New Generation	1978	505,000
Feb 2025	210	ANG MO KIO AVENUE 3	07 to 09	91	4 ROOM	New Generation	1977	535,000
Feb 2025	467	ANG MO KIO AVENUE 10	01 to 03	92	4 ROOM	New Generation	1979	495,000
Feb 2025	310C	ANG MO KIO AVENUE 1	28 to 30	96	4 ROOM	Model A	2012	1,038,000
Feb 2025	226	ANG MO KIO AVENUE 1	07 to 09	91	4 ROOM	New Generation	1978	560,000
Feb 2025	591A	ANG MO KIO STREET 51	19 to 21	68	3 ROOM	Model A	2019	755,000
Feb 2025	505	ANG MO KIO AVENUE 8	10 to 12	68	3 ROOM	New Generation	1980	435,000
Feb 2025	720	ANG MO KIO AVENUE 6	01 to 03	68	3 ROOM	New Generation	1980	460,000
Feb 2025	503	ANG MO KIO AVENUE 5	04 to 06	68	3 ROOM	New Generation	1981	400,000
Feb 2025	649	ANG MO KIO AVENUE 5	10 to 12	75	3 ROOM	New Generation	1980	465,000
Feb 2025	535	ANG MO KIO AVENUE 5	10 to 12	67	3 ROOM	New Generation	1980	451,000
Feb 2025	182	ANG MO KIO AVENUE 5	01 to 03	68	3 ROOM	New Generation	1981	380,000
Feb 2025	644	ANG MO KIO AVENUE 4	10 to 12	75	3 ROOM	New Generation	1980	450,000
Feb 2025	170	ANG MO KIO AVENUE 4	01 to 03	69	3 ROOM	Improved	1986	460,000

Registration	Block	Street	Storey	Size (sqm)	Flat type	Flat Model	Lease	Resale Price (\$)
Feb 2025	629	ANG MO KIO AVENUE 4	01 to 03	67	3 ROOM	New Generation	1981	480,000
Feb 2025	424	ANG MO KIO AVENUE 3	04 to 06	73	3 ROOM	New Generation	1979	485,000
Feb 2025	346	ANG MO KIO AVENUE 3	01 to 03	88	3 ROOM	New Generation	1978	500,000
Feb 2025	313	ANG MO KIO AVENUE 3	01 to 03	88	3 ROOM	New Generation	1978	478,000
Feb 2025	129	ANG MO KIO AVENUE 3	07 to 09	73	3 ROOM	New Generation	1979	435,000
Feb 2025	571	ANG MO KIO AVENUE 3	04 to 06	67	3 ROOM	New Generation	1979	450,000
Feb 2025	345	ANG MO KIO AVENUE 3	07 to 09	78	3 ROOM	New Generation	1978	472,888
Feb 2025	550	ANG MO KIO AVENUE 10	07 to 09	82	3 ROOM	New Generation	1981	488,000
Feb 2025	475	ANG MO KIO AVENUE 10	13 to 15	67	3 ROOM	New Generation	1979	450,000
Feb 2025	541	ANG MO KIO AVENUE 10	01 to 03	68	3 ROOM	New Generation	1981	405,000
Feb 2025	558	ANG MO KIO AVENUE 10	10 to 12	67	3 ROOM	New Generation	1980	403,000
Feb 2025	561	ANG MO KIO AVENUE 10	04 to 06	68	3 ROOM	New Generation	1980	411,000
Feb 2025	174	ANG MO KIO AVENUE 4	04 to 06	45	2 ROOM	Improved	1986	335,500
Feb 2025	467	ANG MO KIO AVENUE 10	01 to 03	92	4 ROOM	New Generation	1979	495,000
Feb 2025	629	ANG MO KIO AVENUE 4	01 to 03	67	3 ROOM	New Generation	1981	480,000
Feb 2025	571	ANG MO KIO AVENUE 3	04 to 06	67	3 ROOM	New Generation	1979	450,000
Feb 2025	345	ANG MO KIO AVENUE 3	07 to 09	78	3 ROOM	New Generation	1978	472,888
Jan 2025	614	ANG MO KIO AVENUE 4	10 to 12	149	EXEC	Apartment	1996	1,050,000
Jan 2025	616	ANG MO KIO AVENUE 4	07 to 09	149	EXEC	Apartment	1996	1,100,000
Jan 2025	541	ANG MO KIO AVENUE 10	01 to 03	163	EXEC	Adjoined Flat	1981	928,000
Jan 2025	588C	ANG MO KIO STREET 52	10 to 12	112	5 ROOM	Dbss	2011	1,150,000
Jan 2025	455B	ANG MO KIO STREET 44	10 to 12	113	5 ROOM	Improved	2018	1,080,000
Jan 2025	648	ANG MO KIO AVENUE 5	07 to 09	121	5 ROOM	Improved	1980	760,000
Jan 2025	259	ANG MO KIO AVENUE 2	04 to 06	135	5 ROOM	Model A	1982	910,000
Jan 2025	458	ANG MO KIO AVENUE 10	13 to 15	120	5 ROOM	Improved	1980	728,000
Jan 2025	596D	ANG MO KIO STREET 52	01 to 03	85	4 ROOM	Model A	2003	730,000
Jan 2025	588A	ANG MO KIO STREET 52	22 to 24	90	4 ROOM	Dbss	2011	910,000
Jan 2025	596C	ANG MO KIO STREET 52	10 to 12	91	4 ROOM	Model A	2002	840,000
Jan 2025	590B	ANG MO KIO STREET 51	25 to 27	93	4 ROOM	Model A	2019	1,030,000
Jan 2025	590B	ANG MO KIO STREET 51	04 to 06	93	4 ROOM	Model A	2019	905,000
Jan 2025	591A	ANG MO KIO STREET 51	28 to 30	93	4 ROOM	Model A	2019	1,128,888
Jan 2025	590A	ANG MO KIO STREET 51	07 to 09	93	4 ROOM	Model A	2019	985,000

Flat Type Breakdown

Based on February 2023 - February 2025 (Past 2Y)



Up to 50 latest transactions

Flat type	Size (sqft)	Min Price (\$)	Max Price (\$)	Median (\$)	Average (\$)	Volume
3 ROOM	797 - 797	380,000	460,000	415,000	415,333	9
4 ROOM	1,066 - 1,066	526,888	526,888	526,888	526,888	1



Based on February 2023 - February 2025 (Past 2Y)

Based on February 2023 - February 2025 (Past 2Y)

Highest



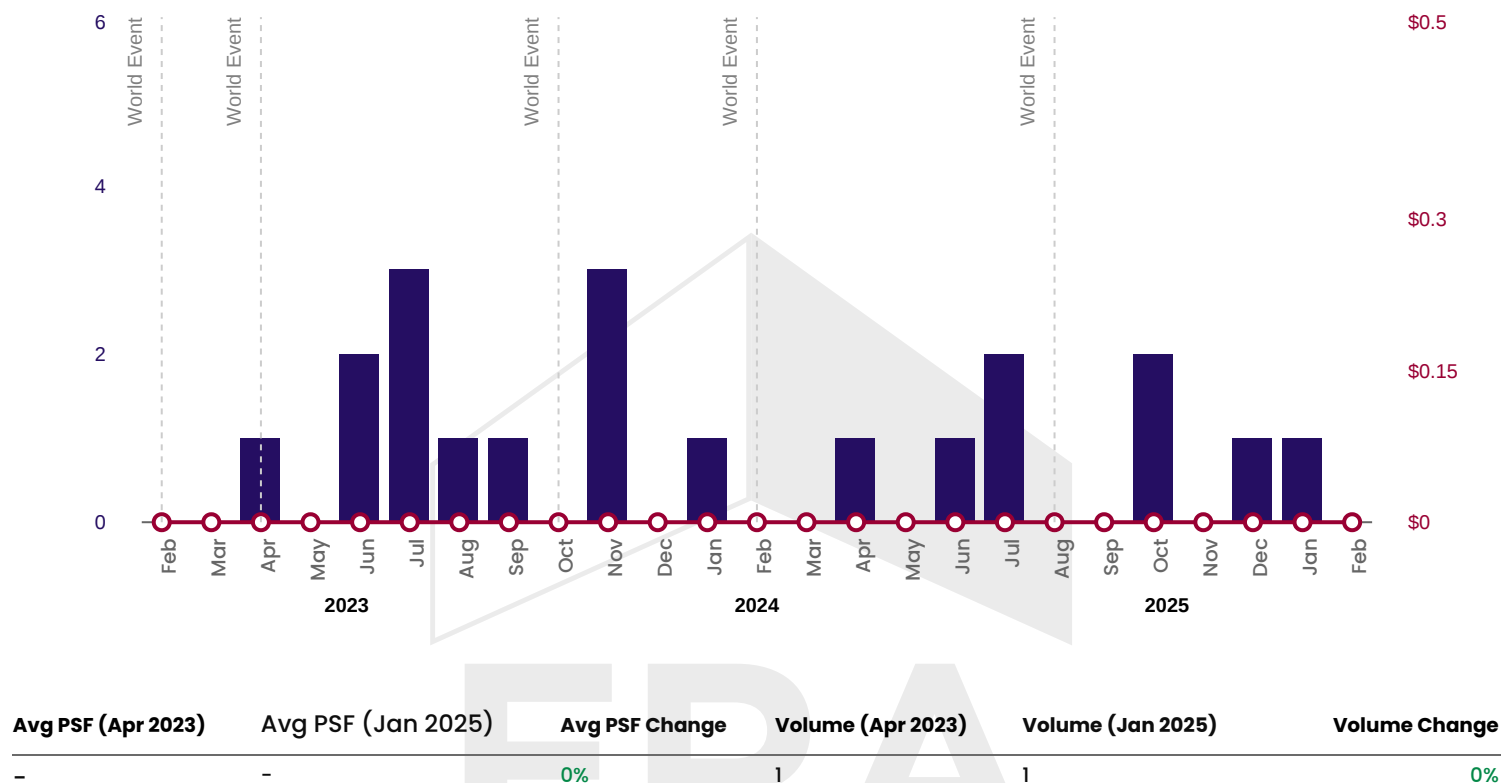
No transactions available

RENTAL TREND

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Showing transactions for 1R, 2R, 3R, 4R, 5R, Executive, Multi generation

○ Avg PSF ■ Volume --- World Event



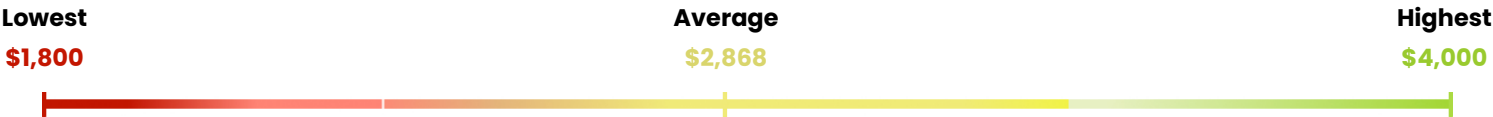
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Apr 2023	Adjustments to ABSD	For Singaporeans buying 1st residential property, the rate will remain the same as 0%. If buying 2nd residential property, the rate will be raised from 17% to 20%. If buying 3rd residential property, the rate will be raised from 25% to 30%. For Permanent resident buying 1st residential property, the rate will remain the same as 5%. If buying 2nd residential property, the rate will be raised from 25% to 30%. If buying 3rd residential property, the rate will be raised from 30% to 35%. For foreigners buying any residential property, the rate will be raised from 30% to 60%.
Oct 2023	Israel-Palestine War	On Saturday, 7 October – a Jewish sabbath day, the end of the weeklong Jewish festival of Sukkot, and a day after the 50th anniversary of the Yom

Date	Event	Summary
Feb 2024	Budget 2024	Kippur War - Hamas and other Palestinian armed groups launched Operation al-Aqsa Flood, a coordinated assault consisting of land and air attacks into multiple border areas of Israel. 1) ABSD concession to extended to single Singaporean aged 55 and above, when "right-sizing" to lower-value property. 2) For residential developments that have sold at least 90 per cent of units within five years of the land acquisition, the ABSD clawback rate will be lowered. 3) Lower property tax bills for homeowners from 2025, with revised annual value bands. 4) Families waiting for BTO can soon get voucher to rent flat in open market.
Aug 2024	National Day Rally & LTV Adjustment For HDB Loan	National Day Rally • HDB will extend more aid to first-time buyers in the form of bigger Enhanced CPF Housing Grants. From their current limit of \$80,000, the EHG grants will be bumped up to \$120,000 for first time families. • Eligible first-time families buying resale flats can receive up to \$230,000 in housing grants, comprising the revised EHG of up to \$120,000, a CPF Housing Grant of up to \$80,000 and a Proximity Housing Grant of up to \$30,000. • Eligible first-time singles buying resale flats will receive up to \$115,000 in total – up to \$60,000 in EHG, a CPF Housing Grant of up to \$40,000 and a Proximity Housing Grant of up to \$15,000. • To qualify for the Enhanced CPF Housing Grant, first-timer households must not have an average gross monthly household income exceeding \$9,000. The average monthly housing income cap for first-timer singles is \$4,500. LTV Adjustment For HDB Loan • The loan-to-value (LTV) ratio for HDB loans will be lowered from 80 per cent to 75 per cent. Revised LTV limit will apply to completed resale applications received by HDB on or after Aug 20, and to BTO applications from the October 2024 exercise onwards.



RENTAL TRANSACTIONS

Based on February 2023 – February 2025 (Past 2Y)
Showing transactions for 1R, 2R, 3R, 4R, 5R, Executive, Multi generation

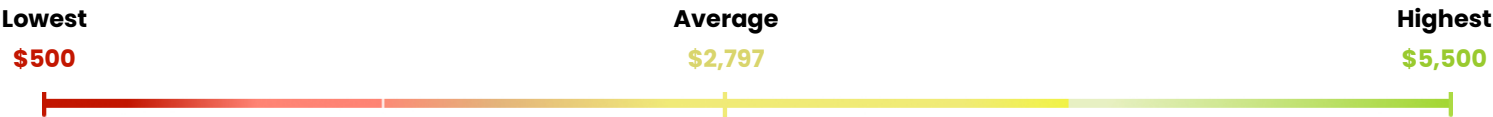


Up to 50 latest transactions

Contract	Block	Street Name	Flat type	Monthly Rent (\$)
Jan 2025	112	ANG MO KIO AVENUE 4	4 ROOM	2,600
Dec 2024	112	ANG MO KIO AVENUE 4	3 ROOM	3,050
Oct 2024	112	ANG MO KIO AVENUE 4	4 ROOM	4,000
Oct 2024	112	ANG MO KIO AVENUE 4	3 ROOM	2,950
Jul 2024	112	ANG MO KIO AVENUE 4	3 ROOM	3,000
Jul 2024	112	ANG MO KIO AVENUE 4	3 ROOM	2,500
Jun 2024	112	ANG MO KIO AVENUE 4	3 ROOM	2,800
Apr 2024	112	ANG MO KIO AVENUE 4	3 ROOM	3,000
Jan 2024	112	ANG MO KIO AVENUE 4	3 ROOM	3,250
Nov 2023	112	ANG MO KIO AVENUE 4	3 ROOM	3,000
Nov 2023	112	ANG MO KIO AVENUE 4	3 ROOM	2,800
Nov 2023	112	ANG MO KIO AVENUE 4	3 ROOM	1,800
Sep 2023	112	ANG MO KIO AVENUE 4	3 ROOM	2,200
Aug 2023	112	ANG MO KIO AVENUE 4	4 ROOM	4,000
Jul 2023	112	ANG MO KIO AVENUE 4	3 ROOM	2,500
Jul 2023	112	ANG MO KIO AVENUE 4	3 ROOM	2,300
Jul 2023	112	ANG MO KIO AVENUE 4	3 ROOM	2,200
Jun 2023	112	ANG MO KIO AVENUE 4	3 ROOM	3,200
Jun 2023	112	ANG MO KIO AVENUE 4	3 ROOM	2,700
Apr 2023	112	ANG MO KIO AVENUE 4	3 ROOM	3,500

Street Transactions

Based on February 2023 – February 2025 (Past 2Y)
Showing transactions for 1R, 2R, 3R, 4R, 5R, Executive, Multi generation



Up to 50 latest transactions

Contract	Block	Street Name	Flat type	Monthly Rent (\$)
Jan 2025	624	ANG MO KIO AVENUE 4	4 ROOM	3,400

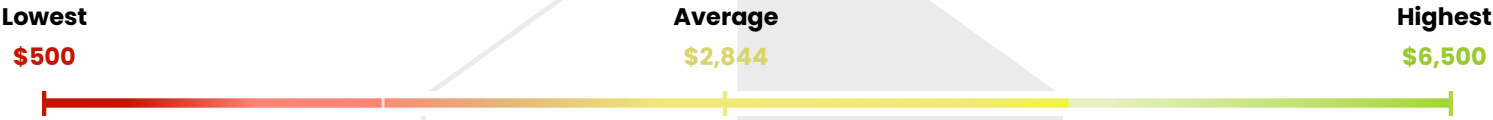
Contract	Block	Street Name	Flat type	Monthly Rent (\$)
Jan 2025	612	ANG MO KIO AVENUE 4	4 ROOM	3,300
Jan 2025	254	ANG MO KIO AVENUE 4	4 ROOM	3,600
Jan 2025	254	ANG MO KIO AVENUE 4	4 ROOM	3,500
Jan 2025	112	ANG MO KIO AVENUE 4	4 ROOM	2,600
Jan 2025	644	ANG MO KIO AVENUE 4	3 ROOM	2,500
Jan 2025	631	ANG MO KIO AVENUE 4	3 ROOM	2,800
Jan 2025	607	ANG MO KIO AVENUE 4	3 ROOM	2,500
Jan 2025	256	ANG MO KIO AVENUE 4	3 ROOM	3,000
Jan 2025	256	ANG MO KIO AVENUE 4	3 ROOM	2,800
Jan 2025	174	ANG MO KIO AVENUE 4	3 ROOM	3,000
Jan 2025	174	ANG MO KIO AVENUE 4	3 ROOM	2,600
Jan 2025	172	ANG MO KIO AVENUE 4	3 ROOM	2,700
Jan 2025	163	ANG MO KIO AVENUE 4	3 ROOM	3,000
Jan 2025	155	ANG MO KIO AVENUE 4	3 ROOM	3,000
Jan 2025	117	ANG MO KIO AVENUE 4	3 ROOM	3,000
Jan 2025	114	ANG MO KIO AVENUE 4	3 ROOM	2,500
Jan 2025	106	ANG MO KIO AVENUE 4	3 ROOM	3,500
Jan 2025	106	ANG MO KIO AVENUE 4	3 ROOM	2,950
Dec 2024	617	ANG MO KIO AVENUE 4	5 ROOM	3,500
Dec 2024	612	ANG MO KIO AVENUE 4	4 ROOM	3,500
Dec 2024	254	ANG MO KIO AVENUE 4	4 ROOM	3,500
Dec 2024	177	ANG MO KIO AVENUE 4	4 ROOM	3,500
Dec 2024	175	ANG MO KIO AVENUE 4	4 ROOM	3,000
Dec 2024	117	ANG MO KIO AVENUE 4	4 ROOM	3,500
Dec 2024	113	ANG MO KIO AVENUE 4	4 ROOM	3,500
Dec 2024	111	ANG MO KIO AVENUE 4	4 ROOM	3,100
Dec 2024	607	ANG MO KIO AVENUE 4	3 ROOM	2,800
Dec 2024	607	ANG MO KIO AVENUE 4	3 ROOM	2,700
Dec 2024	256	ANG MO KIO AVENUE 4	3 ROOM	2,700
Dec 2024	256	ANG MO KIO AVENUE 4	3 ROOM	1,900
Dec 2024	178	ANG MO KIO AVENUE 4	3 ROOM	2,800
Dec 2024	172	ANG MO KIO AVENUE 4	3 ROOM	2,400
Dec 2024	172	ANG MO KIO AVENUE 4	3 ROOM	1,150
Dec 2024	155	ANG MO KIO AVENUE 4	3 ROOM	2,800
Dec 2024	118	ANG MO KIO AVENUE 4	3 ROOM	3,200
Dec 2024	118	ANG MO KIO AVENUE 4	3 ROOM	3,100
Dec 2024	118	ANG MO KIO AVENUE 4	3 ROOM	3,000
Dec 2024	112	ANG MO KIO AVENUE 4	3 ROOM	3,050
Dec 2024	110	ANG MO KIO AVENUE 4	3 ROOM	2,800
Dec 2024	110	ANG MO KIO AVENUE 4	3 ROOM	2,200



Contract	Block	Street Name	Flat type	Monthly Rent (\$)
Dec 2024	109	ANG MO KIO AVENUE 4	3 ROOM	2,900
Dec 2024	108	ANG MO KIO AVENUE 4	3 ROOM	3,200
Dec 2024	108	ANG MO KIO AVENUE 4	3 ROOM	2,900
Dec 2024	174	ANG MO KIO AVENUE 4	2 ROOM	2,450
Nov 2024	624	ANG MO KIO AVENUE 4	4 ROOM	3,300
Nov 2024	612	ANG MO KIO AVENUE 4	4 ROOM	3,150
Nov 2024	631	ANG MO KIO AVENUE 4	3 ROOM	2,700
Nov 2024	624	ANG MO KIO AVENUE 4	3 ROOM	2,950
Nov 2024	624	ANG MO KIO AVENUE 4	3 ROOM	2,900

Estate Transactions

Based on February 2023 – February 2025 (Past 2Y)
Showing transactions for 1R, 2R, 3R, 4R, 5R, Executive, Multi generation



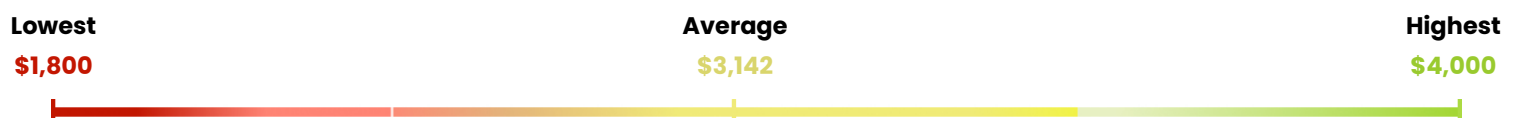
Up to 50 latest transactions

Contract	Block	Street Name	Flat type	Monthly Rent (\$)
Jan 2025	126	ANG MO KIO AVENUE 3	EXEC	4,000
Jan 2025	627	ANG MO KIO AVENUE 9	5 ROOM	3,900
Jan 2025	620	ANG MO KIO AVENUE 9	5 ROOM	3,700
Jan 2025	596D	ANG MO KIO STREET 52	5 ROOM	3,300
Jan 2025	501	ANG MO KIO AVENUE 5	5 ROOM	3,500
Jan 2025	401	ANG MO KIO AVENUE 10	5 ROOM	3,500
Jan 2025	260B	ANG MO KIO STREET 21	5 ROOM	3,850
Jan 2025	221	ANG MO KIO AVENUE 1	5 ROOM	4,350
Jan 2025	101	ANG MO KIO AVENUE 3	5 ROOM	4,800
Jan 2025	640	ANG MO KIO AVENUE 6	4 ROOM	3,900
Jan 2025	640	ANG MO KIO AVENUE 6	4 ROOM	2,950
Jan 2025	638	ANG MO KIO AVENUE 6	4 ROOM	3,450
Jan 2025	638	ANG MO KIO AVENUE 6	4 ROOM	3,400
Jan 2025	637	ANG MO KIO AVENUE 6	4 ROOM	2,600
Jan 2025	636	ANG MO KIO AVENUE 6	4 ROOM	3,200
Jan 2025	625	ANG MO KIO AVENUE 9	4 ROOM	2,300
Jan 2025	624	ANG MO KIO AVENUE 4	4 ROOM	3,400
Jan 2025	612	ANG MO KIO AVENUE 4	4 ROOM	3,300
Jan 2025	596A	ANG MO KIO STREET 52	4 ROOM	3,650
Jan 2025	586	ANG MO KIO AVENUE 3	4 ROOM	3,400

Contract	Block	Street Name	Flat type	Monthly Rent (\$)
Jan 2025	584	ANG MO KIO AVENUE 3	4 ROOM	2,800
Jan 2025	572	ANG MO KIO AVENUE 3	4 ROOM	3,550
Jan 2025	547	ANG MO KIO AVENUE 10	4 ROOM	3,300
Jan 2025	547	ANG MO KIO AVENUE 10	4 ROOM	2,400
Jan 2025	537	ANG MO KIO AVENUE 5	4 ROOM	3,500
Jan 2025	472	ANG MO KIO AVENUE 10	4 ROOM	3,200
Jan 2025	466	ANG MO KIO AVENUE 10	4 ROOM	2,800
Jan 2025	465	ANG MO KIO AVENUE 10	4 ROOM	3,300
Jan 2025	429	ANG MO KIO AVENUE 3	4 ROOM	3,050
Jan 2025	428	ANG MO KIO AVENUE 3	4 ROOM	3,700
Jan 2025	421	ANG MO KIO AVENUE 10	4 ROOM	2,220
Jan 2025	414	ANG MO KIO AVENUE 10	4 ROOM	3,200
Jan 2025	413	ANG MO KIO AVENUE 10	4 ROOM	3,000
Jan 2025	354	ANG MO KIO STREET 32	4 ROOM	3,200
Jan 2025	353	ANG MO KIO STREET 32	4 ROOM	3,500
Jan 2025	351	ANG MO KIO STREET 32	4 ROOM	3,200
Jan 2025	330	ANG MO KIO AVENUE 1	4 ROOM	3,250
Jan 2025	319	ANG MO KIO AVENUE 1	4 ROOM	1,600
Jan 2025	313	ANG MO KIO AVENUE 3	4 ROOM	3,500
Jan 2025	309A	ANG MO KIO STREET 31	4 ROOM	3,200
Jan 2025	254	ANG MO KIO AVENUE 4	4 ROOM	3,600
Jan 2025	254	ANG MO KIO AVENUE 4	4 ROOM	3,500
Jan 2025	226	ANG MO KIO AVENUE 1	4 ROOM	3,450
Jan 2025	204	ANG MO KIO AVENUE 3	4 ROOM	3,400
Jan 2025	182	ANG MO KIO AVENUE 5	4 ROOM	3,300
Jan 2025	179	ANG MO KIO AVENUE 5	4 ROOM	3,150
Jan 2025	131	ANG MO KIO AVENUE 3	4 ROOM	3,200
Jan 2025	119	ANG MO KIO AVENUE 3	4 ROOM	3,600
Jan 2025	112	ANG MO KIO AVENUE 4	4 ROOM	2,600
Jan 2025	705	ANG MO KIO AVENUE 8	3 ROOM	3,200

Flat Type Breakdown

Based on February 2023 - February 2025 (Past 2Y)



Up to 50 latest transactions

Flat type	Min Price (\$)	Max Price (\$)	Median (\$)	Average (\$)	Volume
3 ROOM	1,800	3,500	2,800	2,750	17
4 ROOM	2,600	4,000	4,000	3,533	3



NEARBY PROPERTIES

Based on February 2023 – February 2025 (Past 2Y)

Up to 10 nearest properties

Distance	Address	Lease	Remaining	Sales (\$)	Sales Volume	Rentals (\$)	Rental Volume
-	112 ANG MO KIO AVENUE 4	1978	52	380,000 – 526,888 PSF 477 – 577	10	1,800 – 4,000	20
0.07 KM	113 ANG MO KIO AVENUE 4	1978	52	505,000 – 517,888 PSF 510 – 523	5	1,500 – 3,800	10
0.09 KM	256 ANG MO KIO AVENUE 4	1977	51	428,888 – 1,068,000 PSF 512 – 679	11	1,900 – 3,300	13
0.11 KM	256A ANG MO KIO STREET 21	-	-	-	-	-	-
0.13 KM	257 ANG MO KIO AVENUE 4	-	-	-	-	-	-
0.14 KM	255 ANG MO KIO AVENUE 4	1977	51	360,000 – 465,000 PSF 458 – 592	12	1,800 – 3,500	10
0.16 KM	114 ANG MO KIO AVENUE 4	1978	52	395,000 – 418,000 PSF 496 – 524	4	2,000 – 3,500	12
0.16 KM	255A ANG MO KIO STREET 21	-	-	-	-	-	-
0.17 KM	254 ANG MO KIO AVENUE 4	1977	51	470,000 – 590,000 PSF 450 – 559	7	1,400 – 3,600	8
0.18 KM	111 ANG MO KIO AVENUE 4	1978	52	660,000 – 810,000 PSF 524 – 643	6	2,400 – 4,000	7

Nearby Transactions

Based on February 2023 – February 2025 (Past 2Y)

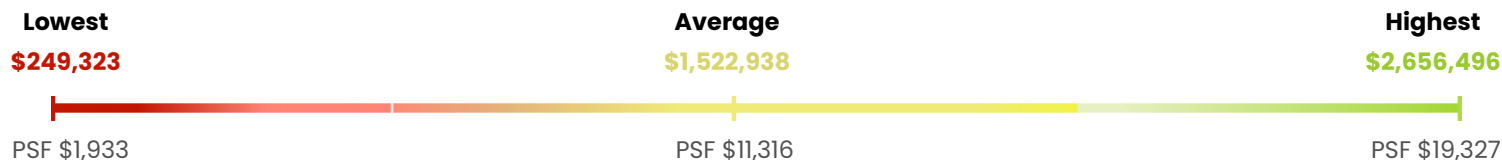
Showing transactions for 1R, 2R, 3R, 4R, 5R, Executive, Multi generation

Up to 50 latest transactions

Registration	Block	Street	Storey	Size (sqm)	Flat type	Flat Model	Lease	Resale Price (\$)
Feb 2025	113	ANG MO KIO AVENUE 4	10 to 12	92	4 ROOM	New Generation	1978	505,000
Jan 2025	255	ANG MO KIO AVENUE 4	04 to 06	73	3 ROOM	New Generation	1977	452,888
Jan 2025	255	ANG MO KIO AVENUE 4	01 to 03	73	3 ROOM	New Generation	1977	440,000
Jan 2025	255	ANG MO KIO AVENUE 4	04 to 06	73	3 ROOM	New Generation	1977	452,888
Jan 2025	255	ANG MO KIO AVENUE 4	01 to 03	73	3 ROOM	New Generation	1977	440,000
Dec 2024	256	ANG MO KIO AVENUE 4	01 to 03	73	3 ROOM	New Generation	1977	450,000
Dec 2024	256	ANG MO KIO AVENUE 4	07 to 09	73	3 ROOM	New Generation	1977	436,000
Dec 2024	112	ANG MO KIO AVENUE 4	04 to 06	74	3 ROOM	New Generation	1978	460,000
Dec 2024	256	ANG MO KIO AVENUE 4	04 to 06	88	3 ROOM	New Generation	1977	555,000
Nov 2024	256	ANG MO KIO AVENUE 4	01 to 03	146	5 ROOM	Adjoined Flat	1977	1,068,000
Oct 2024	111	ANG MO KIO AVENUE 4	01 to 03	117	5 ROOM	Improved	1978	660,000
Oct 2024	111	ANG MO KIO AVENUE 4	10 to 12	117	5 ROOM	Improved	1978	810,000

Registration	Block	Street	Storey	Size (sqm)	Flat type	Flat Model	Lease	Resale Price (\$)
Sep 2024	111	ANG MO KIO AVENUE 4	04 to 06	117	5 ROOM	Improved	1978	692,000
Aug 2024	254	ANG MO KIO AVENUE 4	10 to 12	98	4 ROOM	New Generation	1977	590,000
Jul 2024	256	ANG MO KIO AVENUE 4	04 to 06	73	3 ROOM	New Generation	1977	480,000
Jul 2024	112	ANG MO KIO AVENUE 4	07 to 09	74	3 ROOM	New Generation	1978	458,000
Jun 2024	112	ANG MO KIO AVENUE 4	04 to 06	99	4 ROOM	New Generation	1978	526,888
Jun 2024	112	ANG MO KIO AVENUE 4	10 to 12	74	3 ROOM	New Generation	1978	430,000
Apr 2024	111	ANG MO KIO AVENUE 4	04 to 06	117	5 ROOM	Improved	1978	718,000
Mar 2024	254	ANG MO KIO AVENUE 4	01 to 03	97	4 ROOM	New Generation	1977	470,000
Mar 2024	114	ANG MO KIO AVENUE 4	07 to 09	74	3 ROOM	New Generation	1978	418,000
Mar 2024	255	ANG MO KIO AVENUE 4	10 to 12	73	3 ROOM	New Generation	1977	465,000
Mar 2024	254	ANG MO KIO AVENUE 4	01 to 03	97	4 ROOM	New Generation	1977	470,000
Mar 2024	255	ANG MO KIO AVENUE 4	10 to 12	73	3 ROOM	New Generation	1977	465,000
Mar 2024	114	ANG MO KIO AVENUE 4	07 to 09	74	3 ROOM	New Generation	1978	418,000
Jan 2024	256	ANG MO KIO AVENUE 4	07 to 09	73	3 ROOM	New Generation	1977	430,000
Jan 2024	256	ANG MO KIO AVENUE 4	07 to 09	73	3 ROOM	New Generation	1977	430,000
Dec 2023	112	ANG MO KIO AVENUE 4	07 to 09	74	3 ROOM	New Generation	1978	400,000
Dec 2023	112	ANG MO KIO AVENUE 4	07 to 09	74	3 ROOM	New Generation	1978	400,000
Oct 2023	114	ANG MO KIO AVENUE 4	10 to 12	74	3 ROOM	New Generation	1978	395,000
Oct 2023	114	ANG MO KIO AVENUE 4	10 to 12	74	3 ROOM	New Generation	1978	395,000
Sep 2023	255	ANG MO KIO AVENUE 4	01 to 03	73	3 ROOM	New Generation	1977	360,000
Sep 2023	111	ANG MO KIO AVENUE 4	07 to 09	117	5 ROOM	Improved	1978	715,000
Sep 2023	113	ANG MO KIO AVENUE 4	07 to 09	92	4 ROOM	New Generation	1978	515,000
Sep 2023	255	ANG MO KIO AVENUE 4	01 to 03	73	3 ROOM	New Generation	1977	360,000
Sep 2023	111	ANG MO KIO AVENUE 4	07 to 09	117	5 ROOM	Improved	1978	715,000
Sep 2023	113	ANG MO KIO AVENUE 4	07 to 09	92	4 ROOM	New Generation	1978	515,000
Aug 2023	112	ANG MO KIO AVENUE 4	04 to 06	74	3 ROOM	New Generation	1978	380,000
Aug 2023	112	ANG MO KIO AVENUE 4	04 to 06	74	3 ROOM	New Generation	1978	380,000
Jul 2023	256	ANG MO KIO AVENUE 4	10 to 12	98	4 ROOM	New Generation	1977	540,000
Jul 2023	255	ANG MO KIO AVENUE 4	10 to 12	73	3 ROOM	New Generation	1977	398,000
Jul 2023	256	ANG MO KIO AVENUE 4	10 to 12	98	4 ROOM	New Generation	1977	540,000
Jul 2023	255	ANG MO KIO AVENUE 4	10 to 12	73	3 ROOM	New Generation	1977	398,000
Jun 2023	113	ANG MO KIO AVENUE 4	07 to 09	92	4 ROOM	New Generation	1978	517,888
Jun 2023	255	ANG MO KIO AVENUE 4	01 to 03	73	3 ROOM	New Generation	1977	368,000
Jun 2023	113	ANG MO KIO AVENUE 4	07 to 09	92	4 ROOM	New Generation	1978	517,888
Jun 2023	255	ANG MO KIO AVENUE 4	01 to 03	73	3 ROOM	New Generation	1977	368,000
May 2023	254	ANG MO KIO AVENUE 4	10 to 12	97	4 ROOM	New Generation	1977	571,000
May 2023	254	ANG MO KIO AVENUE 4	07 to 09	97	4 ROOM	New Generation	1977	530,000
May 2023	112	ANG MO KIO AVENUE 4	01 to 03	74	3 ROOM	New Generation	1978	415,000

Tabulation is based on active listings for units in 112 ANG MO KIO AVENUE 4



Flat Type	Min Price (\$)	Max Price (\$)	Median (\$)	Average (\$)	No. of Listings
3 ROOM	249,323 PSF 1,933	2,551,153 PSF 19,327	-	1,490,824 PSF 9,625	14
5 ROOM	333,100 PSF 1,948	2,656,496 PSF 18,047	-	2,022,848 PSF 12,142	4
1 ROOM	488,628 PSF 3,035	2,081,210 PSF 19,094	-	1,477,284 PSF 11,640	4
2 ROOM	1,899,487 PSF 17,426	1,899,487 PSF 17,426	-	1,899,487 PSF 17,426	1
MULTI-GEN	724,249 PSF 5,748	724,249 PSF 5,748	-	724,249 PSF 5,748	1

1R, 2R, 3R, 4R, 5R, Executive, Multi generation

Up to 10 latest listing

Name	Address	Bedroom Type	Size (sqft)	PSF (\$)	Price (\$)	Listed
112 ANG MO KIO AVENUE 4	112 ANG MO KIO AVENUE 4	2BR	190	9,301	1,767,218	18 Feb 2025
112 ANG MO KIO AVENUE 4	112 ANG MO KIO AVENUE 4	4BR	108	16,016	1,729,752	18 Feb 2025
112 ANG MO KIO AVENUE 4	112 ANG MO KIO AVENUE 4	1BR	196	3,353	657,215	18 Feb 2025
112 ANG MO KIO AVENUE 4	112 ANG MO KIO AVENUE 4	5BR	122	11,149	1,360,202	18 Feb 2025
112 ANG MO KIO AVENUE 4	112 ANG MO KIO AVENUE 4	3BR	146	18,047	2,634,845	18 Feb 2025
112 ANG MO KIO AVENUE 4	112 ANG MO KIO AVENUE 4	3BR	165	14,951	2,466,951	18 Feb 2025
112 ANG MO KIO AVENUE 4	112 ANG MO KIO AVENUE 4	3BR	109	19,094	2,081,210	18 Feb 2025
112 ANG MO KIO AVENUE 4	112 ANG MO KIO AVENUE 4	4BR	126	5,748	724,249	18 Feb 2025
112 ANG MO KIO AVENUE 4	112 ANG MO KIO AVENUE 4	4BR	132	19,327	2,551,153	18 Feb 2025
112 ANG MO KIO AVENUE 4	112 ANG MO KIO AVENUE 4	4BR	200	6,753	1,350,625	18 Feb 2025

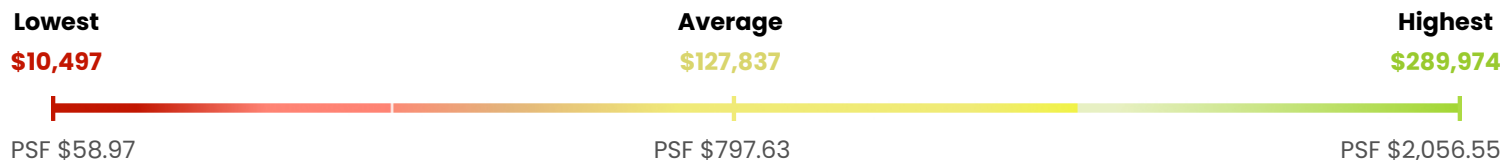
1R, 2R, 3R, 4R, 5R, Executive, Multi generation

Up to 10 latest listings

No listings available



Tabulation is based on active listings for units in 112 ANG MO KIO AVENUE 4



Flat Type	Min Price (\$)	Max Price (\$)	Median (\$)	Average (\$)	No. of Listings
2 ROOM	63,370 PSF 385.35	133,994 PSF 822.05	-	89,808 PSF 543.29	3
5 ROOM	120,768 PSF 718.86	255,995 PSF 1,376.32	-	175,410 PSF 1,093.97	4
3 ROOM	14,348 PSF 128.11	289,974 PSF 2,056.55	-	138,448 PSF 952.70	12
-	10,497 PSF 58.97	216,307 PSF 1,162.94	-	107,683 PSF 600.57	3

1R, 2R, 3R, 4R, 5R, Executive, Multi generation

Up to 10 latest listing

Name	Address	Bedroom Type	Size (sqft)	PSF (\$)	Price (\$)	Listed
112 ANG MO KIO AVENUE 4	112 ANG MO KIO AVENUE 4	5BR	187	385.35	72,060	18 Feb 2025
112 ANG MO KIO AVENUE 4	112 ANG MO KIO AVENUE 4	3BR	139	885.19	123,041	18 Feb 2025
112 ANG MO KIO AVENUE 4	112 ANG MO KIO AVENUE 4	3BR	181	784.85	142,058	18 Feb 2025
112 ANG MO KIO AVENUE 4	112 ANG MO KIO AVENUE 4	3BR	142	670.30	95,182	18 Feb 2025
112 ANG MO KIO AVENUE 4	112 ANG MO KIO AVENUE 4	4BR	186	1,376.32	255,995	18 Feb 2025
112 ANG MO KIO AVENUE 4	112 ANG MO KIO AVENUE 4	4BR	141	2,056.55	289,974	18 Feb 2025
112 ANG MO KIO AVENUE 4	112 ANG MO KIO AVENUE 4	4BR	112	128.11	14,348	18 Feb 2025
112 ANG MO KIO AVENUE 4	112 ANG MO KIO AVENUE 4	1BR	125	1,075.02	134,377	18 Feb 2025
112 ANG MO KIO AVENUE 4	112 ANG MO KIO AVENUE 4	2BR	137	666.36	91,292	18 Feb 2025
112 ANG MO KIO AVENUE 4	112 ANG MO KIO AVENUE 4	5BR	163	822.05	133,994	18 Feb 2025

1R, 2R, 3R, 4R, 5R, Executive, Multi generation

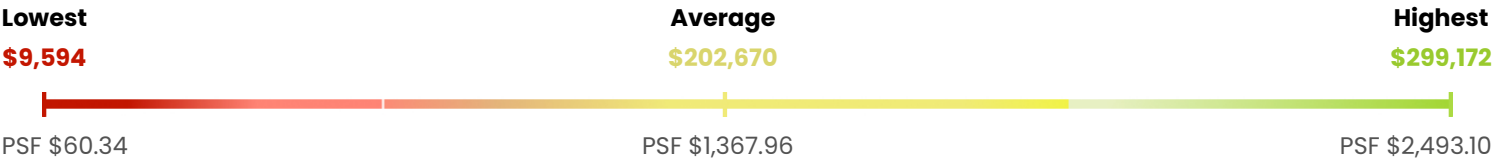
Up to 10 latest listings

No listings available



ROOM LISTINGS

Tabulation is based on active listings for units in 112 ANG MO KIO AVENUE 4



Flat Type	Min Price (\$)	Max Price (\$)	Median (\$)	Average (\$)	No. of Listings
3 ROOM	9,594 PSF 60.34	299,172 PSF 2,493.10	-	141,117 PSF 937.97	16
-	199,098 PSF 1,216.13	220,120 PSF 1,276.27	-	209,609 PSF 1,246.20	2
1 ROOM	247,479 PSF 1,860.74	247,479 PSF 1,860.74	-	247,479 PSF 1,860.74	1
5 ROOM	251,334 PSF 1,979.01	283,322 PSF 2,038.29	-	267,328 PSF 2,008.65	2
2 ROOM	147,815 PSF 786.25	147,815 PSF 786.25	-	147,815 PSF 786.25	1

Listings

Up to 10 latest listing

Name	Address	Bedroom Type	Size (sqft)	PSF (\$)	Price (\$)	Listed
112 ANG MO KIO AVENUE 4	112 ANG MO KIO AVENUE 4	1BR	135	1,254.70	169,385	18 Feb 2025
112 ANG MO KIO AVENUE 4	112 ANG MO KIO AVENUE 4	5BR	188	786.25	147,815	18 Feb 2025
112 ANG MO KIO AVENUE 4	112 ANG MO KIO AVENUE 4	3BR	158	358.16	56,590	18 Feb 2025
112 ANG MO KIO AVENUE 4	112 ANG MO KIO AVENUE 4	3BR	181	333.14	60,299	18 Feb 2025
112 ANG MO KIO AVENUE 4	112 ANG MO KIO AVENUE 4	3BR	159	836.42	132,990	18 Feb 2025
112 ANG MO KIO AVENUE 4	112 ANG MO KIO AVENUE 4	4BR	128	742.64	95,058	18 Feb 2025
112 ANG MO KIO AVENUE 4	112 ANG MO KIO AVENUE 4	4BR	143	1,864.68	266,649	18 Feb 2025
112 ANG MO KIO AVENUE 4	112 ANG MO KIO AVENUE 4	4BR	150	821.59	123,239	18 Feb 2025
112 ANG MO KIO AVENUE 4	112 ANG MO KIO AVENUE 4	1BR	159	60.34	9,594	18 Feb 2025
112 ANG MO KIO AVENUE 4	112 ANG MO KIO AVENUE 4	5BR	127	1,979.01	251,334	18 Feb 2025

Nearby Listings (within 2km)

Up to 10 latest listings

Name	Address	Bedroom Type	Size (sqft)	PSF (\$)	Price (\$)	Listed
112 ANG MO KIO AVENUE 4	112 ANG MO KIO AVENUE 4	1BR	135	1,254.70	169,385	18 Feb 2025
112 ANG MO KIO AVENUE 4	112 ANG MO KIO AVENUE 4	5BR	188	786.25	147,815	18 Feb 2025
112 ANG MO KIO AVENUE 4	112 ANG MO KIO AVENUE 4	3BR	158	358.16	56,590	18 Feb 2025
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Vera Tan
Division Director
CEA: R057589I

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