Property Report

House No. 33 BRIGHT HILL CRESCENT S(579690)

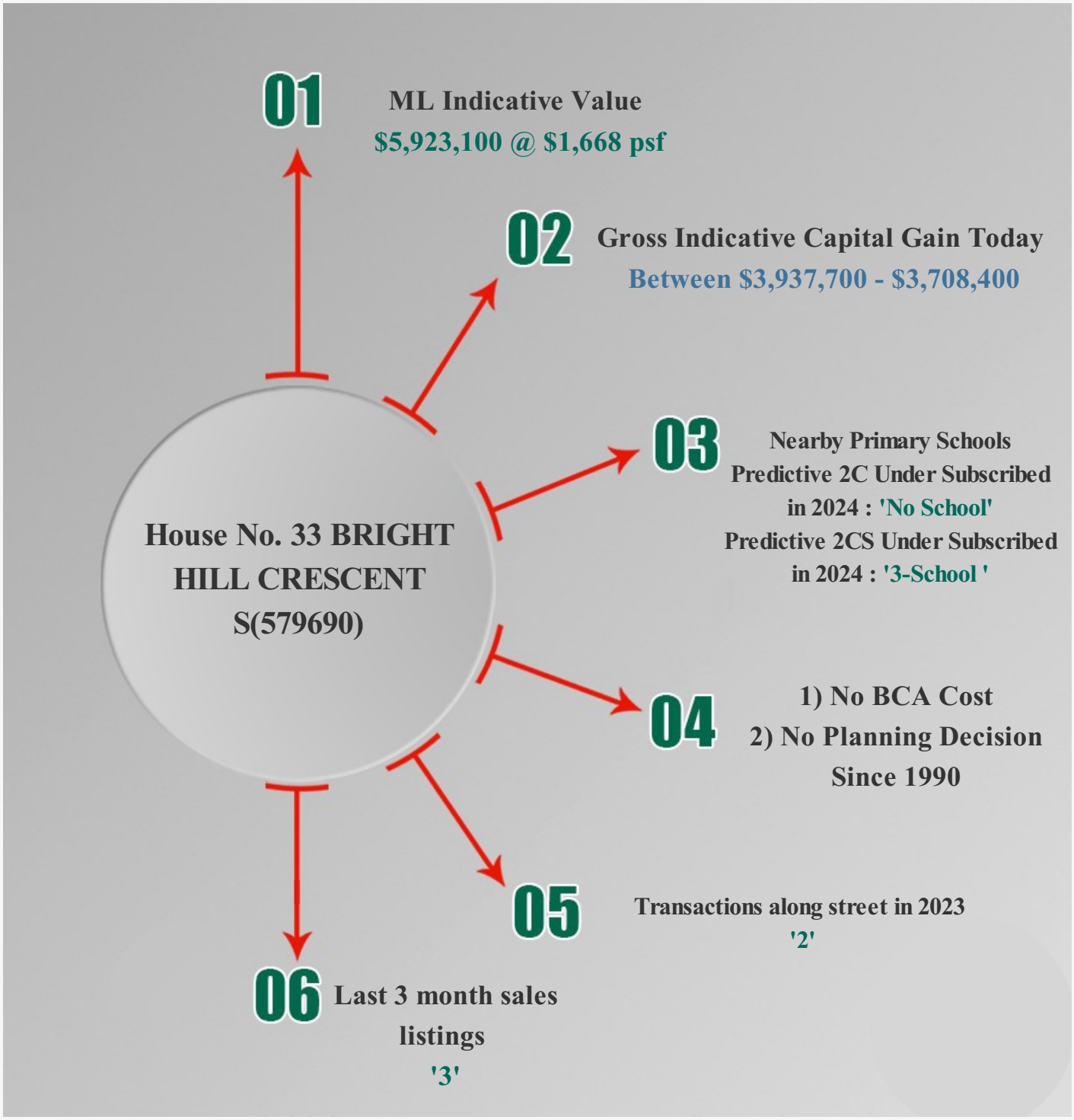
1. **Property Cornerstone (Tenure, Land size, Property Type, Transaction History & Machine Learning Valuation)**
2. **Property Milestone from 1995 (Transaction Information, BCA, CSC, TOP & Planning Decisions)**
3. **Cadastral Map (Land Area, Dimension & Building Outline) From SLA OneMap**
4. **Latest Sale/Rental Transactions Along The Street**
5. **Latest 6 Months Sale/Rental Listings**

Amicus Pte. Ltd.

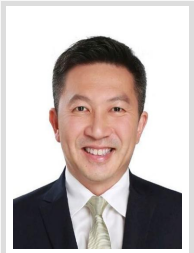
Amicus is a Data Science Company established since 1985.

Caveat Emptor

Amicus Predictive Analytics use 27 years of **Historical Data, Vast Data Lakes, Deep Dive Data, and Machine Learning Software** to predict what will happen in the future. These data are fed into a mathematical model that considers key trends and patterns in the data. The model is then applied to current data to predict what will happen next. **Our Predictive Analytics** herein is advisory. We urge you to seek **Professional Advice**.



Contact In-Situ Agent For More Information Of Your Property/Along The Same Street



Presented By :	LOH KAI CHIEH (IAN)
CEA No. :	R027865G
Mobile No. :	88383288
Estate Agency :	QUINVEST CHAMBERS INTERNATIONAL PROPERTY CONSULTANTS PTE. LTD.

Cornerstone

Address	House No. 33 BRIGHT HILL CRESCENT S(579690)
District	20 - Bishan

Tenure	Freehold	**Polygon**	BRIGHT HILL
Land Area	3,551 Sqft	**Property Type**	Semi-Detached House
Purchase Psf	$5XX	**Purchase Price**	$2,100,XXX
Purchase Date	Apr-2009		

ML Indicative Value	**$5,923,100 ($1,668 psf * 3,551 sqft)**
Gross Indicative Capital Gain Today	**Between $3,937,700 - $3,708,400**
Net Indicative Capital Gain Today	**$3,823,100**

Property Milestone

1995

1

Start of SLA Digital Journey

House Info	
House Type	Semi-Detached House
Tenure	Freehold
Area	3,551 sqft

01-Apr-2004

2

Permits to Commence Structural Works

Description :	ERECTN 4 UNITS 2 STY SEMI-D HSES WT ATTIC EACH ON LOT 99353C MK18 @ 33 BRIGHT HILL CRESCENT
Cost :	Less than S$10m
Builder :	BH INVESTMENTS PTE. LTD.
Engineer :	E3 CONSULTING ENGINEERS
Architect :	PARK + ASSOCIATES ARCHITECTS

Nov-2005

3

New Sale

Purchased Info
New Sale Transaction Done on Nov-2005.

Apr-2009

4 **Resale**

Purchased Info
Resale Transaction Done on Apr-2009.

24-Jun-2024

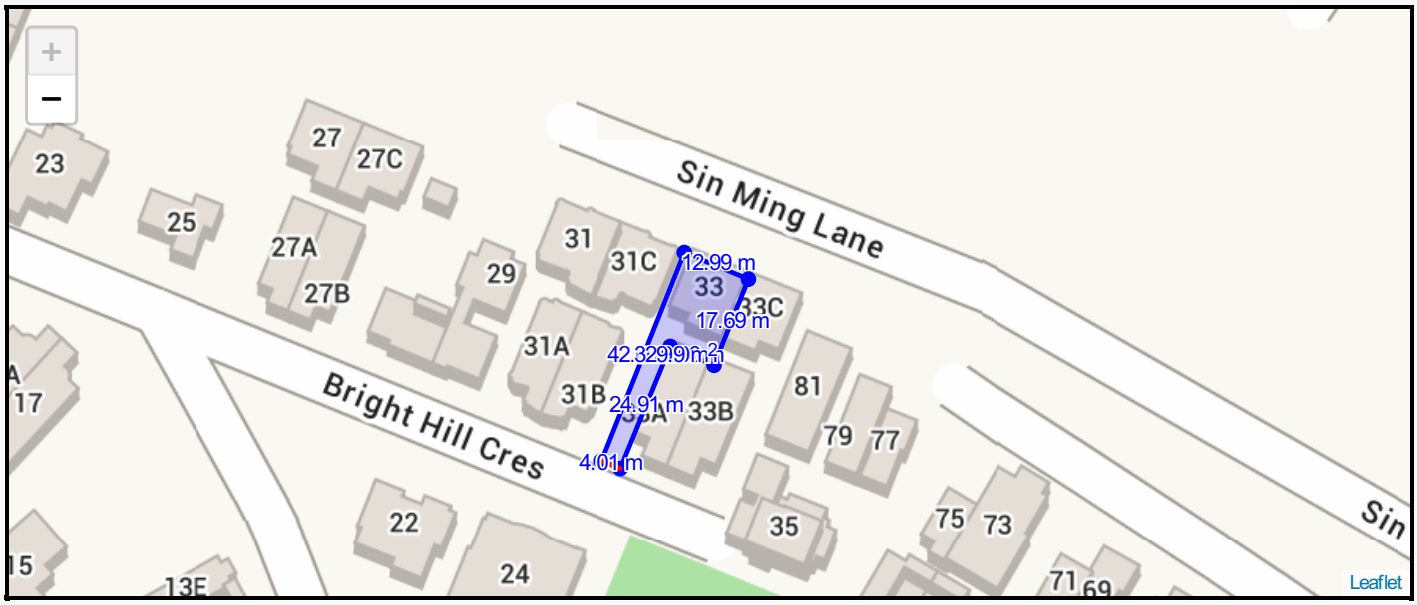
5 **Today's ML Valuation**

Description	Price	Psf
Latest Contract Date : Apr-2009 Area : 3,551 Sqft	-	
Current Price Index	$1,668	$1,668
House Adjustment (-)	0%	
BCA Cost	$0	
ML Indicative Valuation	**$5,923,100 ($1,668 psf * 3,551 sqft)**	
Gross Indicative Capital Gain Today	**Between $3,937,700 - $3,708,400**	

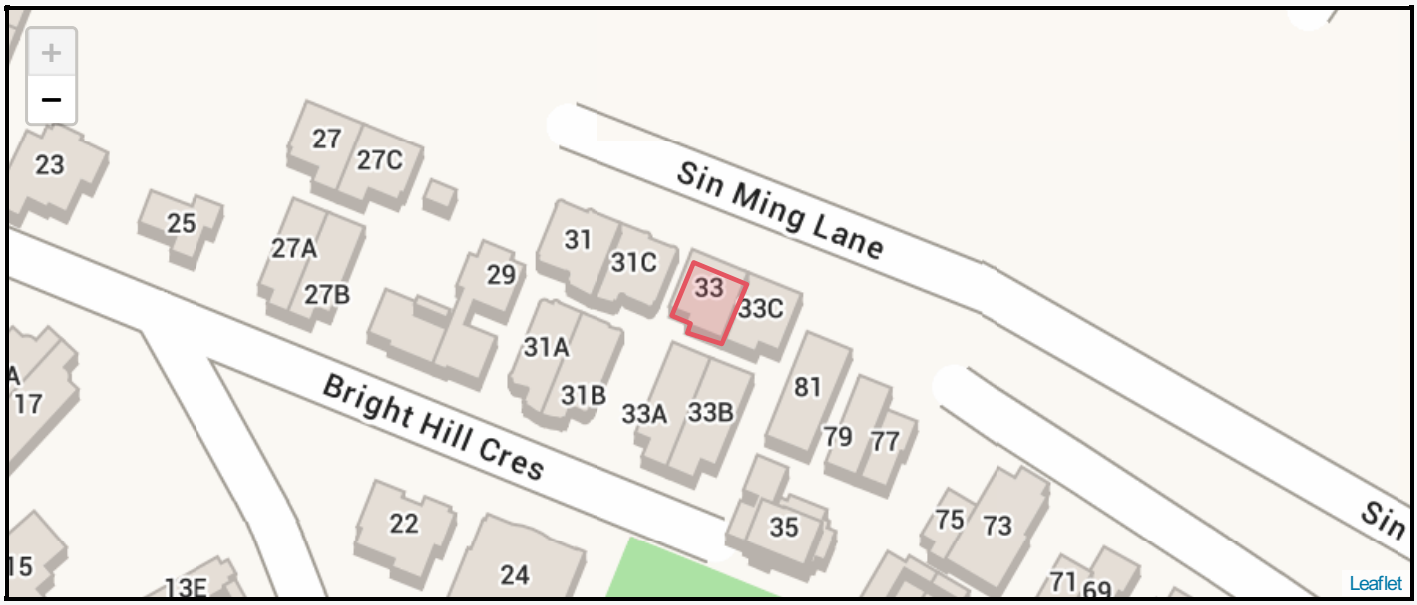
End

Cadastral Map For House No. 33 BRIGHT HILL CRESCENT S(579690)

Land Dimensions Frontage



Building Outlines



No Transactions Since 1995 (SLA digitalized their data from 1995)

1 | 13C | 14 | 14A | 17 | 17A | 17B | 18 | 18A | 22 | 23 | 25 | 29 | 33A | 35 | 5 | 6 | 6A | 6B | 7A | 7D | 9B

Transactions Between 1995 And 2005

31 | 2H | 1A | 2E | 4 | 27C | 27A | 2F | 24 | 9 | 9A | 13B | 13E | 7B | 7

Transactions Between 2006 And 2010

20A | 20 | 13 | 2G | 33 | 2B | 2A

Transactions Between 2011 And 2024

33B | 11C | 11E | 11 | 11D | 7F | 11A | 11B | 15 | 33C | 31C | 27B | 16 | 7C | 27 | 31B | 13A | 7E | 13D | 31A

Houses With Planning Decision From 1900 Onward

15 | 16 | 7C | 13A | 7E | 13D | 20A | 20 | 2H | 1A | 2E | 4 | 24 | 14 | 14A | 17B | 23 | 25 | 29 | 35 | 5 | 6 | 9B

Houses With Permits To Commence Structural Works Issued From 1997 Onward

11C | 11E | 11 | 11D | 11A | 11B | 15 | 16 | 7C | 27 | 13A | 7E | 13D | 20 | 33 | 31 | 2H | 1A | 2E | 4 | 24 | 14 | 17B | 23 | 25 | 35 | 5 | 6

Houses With SSD Penalty (Transacted within last 3 years)

33B | 11C | 11E | 11 | 11D | 7F | 11A | 11B

Latest Sales Transaction Details

To grasp the volatility and transacted price movement, data hereunder are latest comparable sale transactions.

Address	Transaction Date	Price	Psf	Area (Sqft)	Type	Source
3XX BRIGHT HILL CRES	Oct-2023	$ 5,600,000	$ 2,320	2,413	Resale	URA
1XX BRIGHT HILL CRES	Feb-2023	$ 7,600,000	$ 1,983	3,832	New Sale	URA
1XX BRIGHT HILL CRES	Mar-2022	$ 6,400,000	$ 2,900	2,207	New Sale	URA
1X BRIGHT HILL CRES	Mar-2022	$ 6,450,000	$ 2,937	2,196	New Sale	URA
1XX BRIGHT HILL CRES	Feb-2022	$ 6,400,000	$ 2,818	2,271	New Sale	URA
7X BRIGHT HILL CRES	Feb-2022	$ 4,488,000	$ 1,947	2,306	Resale	URA
1XX BRIGHT HILL CRES	Oct-2021	$ 6,500,000	$ 2,835	2,293	New Sale	URA
1XX BRIGHT HILL CRES	Oct-2021	$ 7,300,000	$ 2,006	3,638	New Sale	URA
1X BRIGHT HILL CRES	Jun-2019	$ 17,800,000	$ 956	18,628	Resale	URA
3XX BRIGHT HILL CRES	Jan-2019	$ 4,300,000	$ 1,218	3,531	Resale	URA
3XX BRIGHT HILL CRES	Jan-2018	$ 4,100,000	$ 1,128	3,635	Resale	URA
2XX BRIGHT HILL CRES	Aug-2017	$ 3,630,000	$ 1,647	2,204	Resale	URA
1X BRIGHT HILL CRES	Aug-2017	$ 8,880,000	$ 935	9,494	Resale	URA
7X BRIGHT HILL CRES	May-2016	$ 3,250,000	$ 1,441	2,256	Resale	URA
2X BRIGHT HILL CRES	Apr-2015	$ 3,800,000	$ 1,013	3,750	Resale	URA

Latest Rental Transactions

Address	Rental Price	Date	Area (Sqft)	Source
X	$ 7,275	Oct 2023	2500-3000	URA
X	$ 8,800	Sep 2023	3000-3500	URA
X	$ 14,300	Aug 2023	4000-4500	URA
X	$ 8,100	Jul 2023	4000-4500	URA
X	$ 12,500	Jun 2023	2500-3000	URA

Sale Listing (From Soft/Hard Platforms)

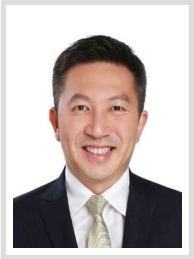
House No. 33 BRIGHT HILL CRESCENT S(579690) land area is 3,551 sqft. Any listing with same land area will be tagged with "*".

Asking Price	Asking Psf	Area (Sqft)	Listed Date
$ 5,688,000	$ 0	-	18-May-2024
$ 5,688,000	$ 0	-	12-Apr-2024
$ 5,688,000	$ 1,203	4730	06-Jun-2024

Rental Listing (From Soft/Hard Platforms)

Asking Price	Asking Psf	Area (Sqft)	Listed Date
No Data Avaliable.			

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About Amicus Pte. Ltd.

A **Singapore Data Science Company** established since **1985**. Providing Real-Time probabilistic information and marketing strategy on **Real Asset Investment** through the use of innovative, push-through delivery systems coupled with precision marketing, by accurately isolating and defining the target market.

Today's data-driven companies have a competitive edge over their peers. The fact is, when you can analyse a large volume of data as a single data set using **DOTS (Data Omnichannels Technology Solutions)** - rather than as a separate silos - you can uncover significant insights that would be impossible to get from traditional business initelligence. And it's these breakthrough new insights that give **Amicus** a serious competitive advantage.

PropTech.amicus.sg

Comprehensive information of all residential property in Singapore (**2,800 Condominium/Apartment Projects, 78,000 Landed Houses, 1.2M HDB Units**)

We hope you find the information herein helpful. If you are keen to be kept informed of any transaction/happening along the street/polygon/project, kindly share with us your contact/email. We will alert you ASAP. Please be assured that your personal information will be kept confidential. We will also remove such information from our system upon direction form you.

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