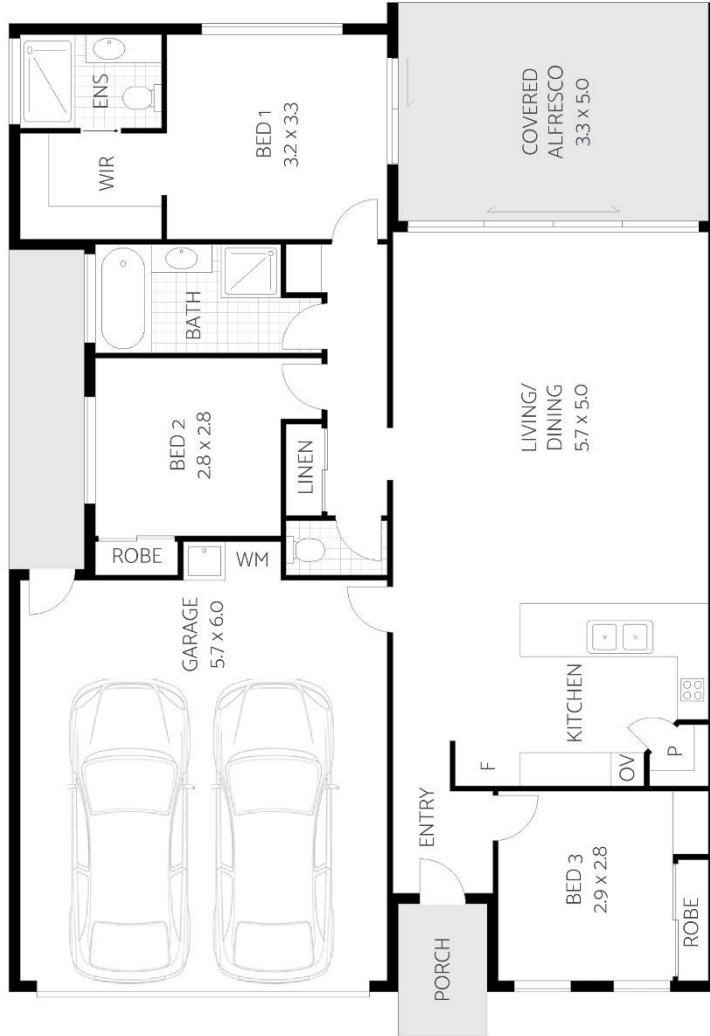


# STATEMENT OF INFORMATION



**code**  
PROPERTY GROUP

3  
2  
2

INTERNAL: 140m<sup>2</sup>  
EXTERNAL: 24m<sup>2</sup>  
TOTAL: 164m<sup>2</sup>



1/43 Haslewood Crescent, MERIDAN PLAINS

ARTIST'S IMPRESSION ONLY. While every attempt has been made to ensure the accuracy of this floor plan's area and measurements of doors, windows, rooms and all other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser. Floor Plan by: [RealEstateFloorPlans.com.au](http://RealEstateFloorPlans.com.au)

## RECENT SALES

Address	Bed	Bath	Car	Block	Sale	Sale Date
48/47 Sycamore Drive, Currimundi	3	2	2	164m <sup>2</sup>	\$707,000	Oct '24
16/195 Parklands Blvd. Little Mountain	3	2	2		\$750,000	Sept '24
12/22 Andrew Avenue, Little Mountain	3	2	2	157m <sup>2</sup>	\$755,013	Oct '24
18 Henning Crescent, Meridan Plains	3	2	2	334m <sup>2</sup>	\$810,000	Aug '24

**Listing Address: Unit 1.43 Haslewood Crescent, Meridan Plains**

**GENERAL DETAILS**

Lot No.	<input type="checkbox"/> Lot 1
Plan No.	<input type="checkbox"/> SP 351366
Land Size	<input type="checkbox"/> 149m2
Floor Size	<input type="checkbox"/> 140m2
Year Built	<input type="checkbox"/> 2016
Builder	<input type="checkbox"/> Unknown
Easements	<input type="checkbox"/> Nil
Solar Panels	<input type="checkbox"/> Nil
Water Tank	<input type="checkbox"/> Nil
Pool Filtration + Size	<input type="checkbox"/> Not Applicable
Alarm System	<input type="checkbox"/> Nil
Cooking Power (Stovetop / Oven)	<input type="checkbox"/> Electric / Electric
Hot Water	<input type="checkbox"/> Electric
Cooling & Heating	<input type="checkbox"/> Ducted Air-Conditioning + Ceiling Fans
Council Bin Services	<input type="checkbox"/> Wednesdays – General + Garden/Recycling
Qld Govt. School Catchment Zone	<input type="checkbox"/> P-Y12 Meridan State College
Council Rates	<input type="checkbox"/> \$1,490 pa
Current Water Rates	<input type="checkbox"/> \$1,305 pa

**BODY CORPORATE DETAILS**

Strata Manager	<input type="checkbox"/> Not Applicable
Contact	<input type="checkbox"/> Not Applicable
Community Title Scheme No. + Name	<input type="checkbox"/> Not Applicable
Administration Fund	<input type="checkbox"/> Not Applicable
Sinking Fund	<input type="checkbox"/> Not Applicable
Insurance Levy	<input type="checkbox"/> Not Applicable
TOTAL (per year)	<input type="checkbox"/> Not Applicable
Balance of Sinking Fund	<input type="checkbox"/> Not Applicable

**CURRENT TENANCY DETAILS**

Lease Type	<input type="checkbox"/> Fixed Term 12 Months
Term Dates	<input type="checkbox"/> 23/2/2024 to 21/2/2025
Current Weekly Rent	<input type="checkbox"/> \$600 pw
Bond	<input type="checkbox"/> \$2,400
Management	<input type="checkbox"/> Code Property Group
Estimated Rental Appraisal	<input type="checkbox"/> \$600 - \$700pw (next rental increase available 23/2/2025)

**CHATELS**

Included Chattels	<input type="checkbox"/> Not Specified
Excluded Chattels	<input type="checkbox"/> Not Specified

**Disclosure:** Although we have made every effort to ensure the accuracy of the information presented in this statement, all details provided are approximate and of a general nature. No responsibility is taken for any error, omission, or misstatement. All interested parties must satisfy themselves about the property by doing their own inspections, surveys, verification, tests, and searches. Furthermore, we recommend that all interested buyers obtain independent legal advice about the contract, before signing.