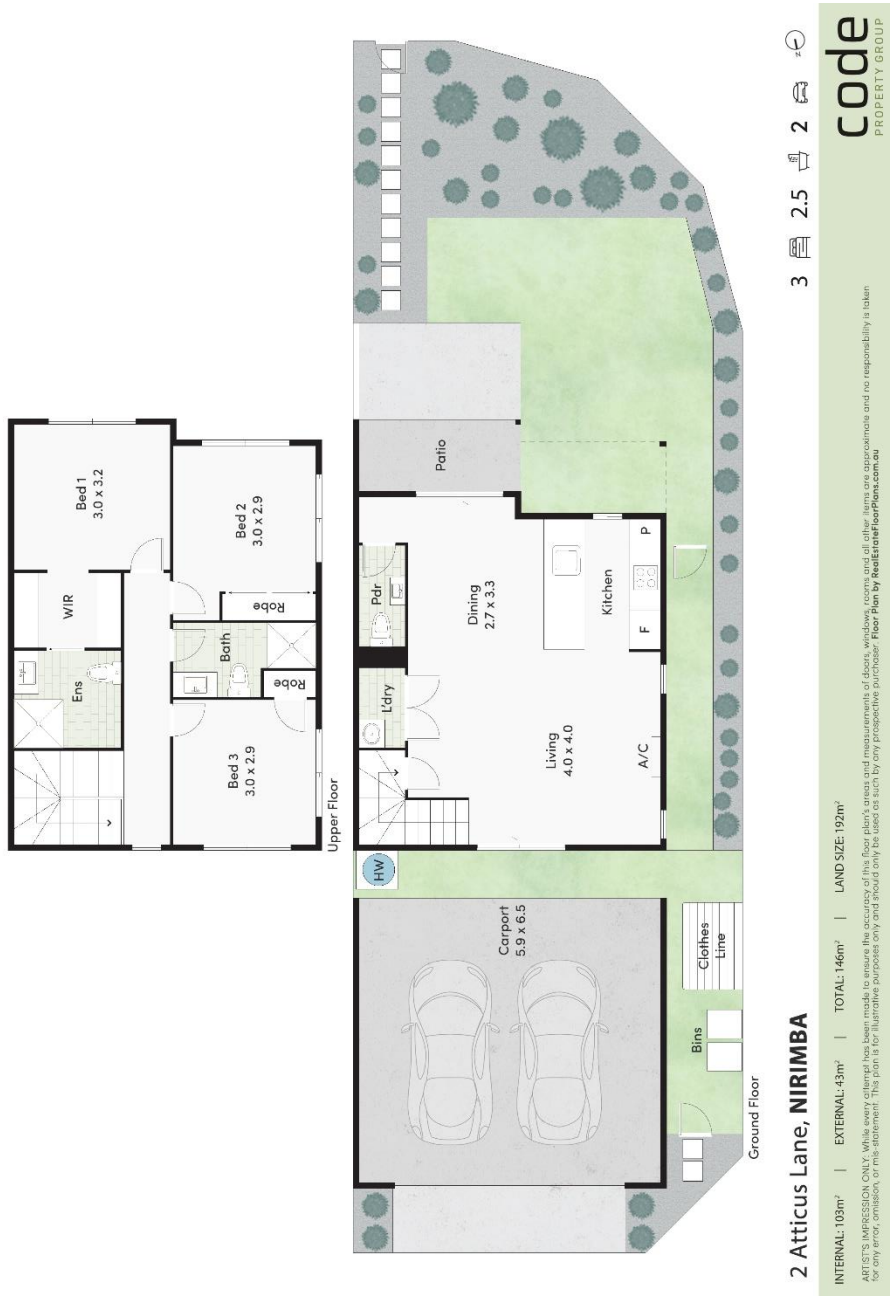


STATEMENT OF INFORMATION



RECENT SALES

Address	Bed	Bath	Car	Block	Sale	Sale Date
4 Leslie Crescent, Baringa	3	2	2	185m ²	\$795,000	13/06/25
51 Charlotte Avenue, Nirimba	3	2	2	168m ²	\$800,000	04/06/25
32 Gabbie Crescent, Nirimba	3	2	2	189m ²	\$865,000	03/07/25

Listing Address: 2 Atticus Lane, Nirimba

GENERAL DETAILS

Lot No.	<input type="checkbox"/> L1
Plan No.	<input type="checkbox"/> SP305384
Land Size	<input type="checkbox"/> 192m ²
Floor Size	<input type="checkbox"/> 146m ²
Year Built	<input type="checkbox"/> 2021
Builder	<input type="checkbox"/> Ausmar Homes Pty Limited
Easements	<input type="checkbox"/> Nil
Solar Panels	<input type="checkbox"/> Nil
Water Tank	<input type="checkbox"/> Nil
Pool Filtration + Size	<input type="checkbox"/> Nil
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"/> Fans + Split-System A/C
Council Bin Services	<input type="checkbox"/> Thursday – General Waste + Recycling/Garden
Qld Govt. School Catchment Zone	<input type="checkbox"/> P – Y6 Nirimba SPS, Y7 – Y12 Baringa SSC
Council Rates	<input type="checkbox"/> \$2,382 pa
Current Water Rates	<input type="checkbox"/> \$1,283 pa

BODY CORPORATE DETAILS

Strata Manager	<input type="checkbox"/> NA
Contact	<input type="checkbox"/> NA
Community Title Scheme No. + Name	<input type="checkbox"/> NA
Administration Fund	<input type="checkbox"/> NA
Sinking Fund	<input type="checkbox"/> NA
Insurance Levy	<input type="checkbox"/> NA
TOTAL (per year)	<input type="checkbox"/> NA
Balance of Sinking Fund	<input type="checkbox"/> NA

CURRENT TENANCY DETAILS

Lease Type	<input type="checkbox"/> 12 Month Fixed Term Agreement
Term	<input type="checkbox"/> 17.09.2024 – 17.09.2025
Current Weekly Rent	<input type="checkbox"/> \$600 per week
Bond	<input type="checkbox"/> \$2,400
Management	<input type="checkbox"/> Code Property Group
Estimated Rental Appraisal	<input type="checkbox"/> \$650 - \$700 per week

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.