

\$650k
Low range

\$715k

\$780k
High range

HIGH CONFIDENCE
Last updated 29 May, 2023

11A Byron Avenue
Clovelly Park SA 5042
Bedrooms 3 Bathrooms 2 Car Spaces 1

How do we calculate a realEstimate™?

To work out the estimated value of a property, our algorithm looks at:

Property features

Your property's type, characteristics, land size and location help us estimate its value.

Suburb
Clovelly Park
Land size
279 m²
Property type
House
Year built
2018
Bedrooms
3
Bathrooms
2
Car spaces
1
Floor area
-

[Track to update details](#)



Tamir Dunning Real Estate
 Po Box 1101, Unley, SA, 5061
 Ph: (08) 8363 SOLD(7653) Fax:
 info@tdrealstate.com.au

OWNERSHIP STATEMENT - Bowman Future Fund Pty Ltd ATF Bowman Superannuation Fund

Bowman Future Fund Pty
 Ltd ATF Bowman
 Superannuation Fund
 47 Wanstead Street
 North Coogee, WA, 6163

Tax Invoice - Statement 74

STATEMENT PERIOD	22/06/2022 - 7/07/2022
OPENING-BALANCE	\$0.00
TOTAL PAYMENTS	\$880.56

RESIDENTIAL

11a Byron Avenue, Clovelly Park, SA 5042

MONEY OUT MONEY IN

INCOME

Kelsi and Sally Wilson, Mathew Hayes Status:
 Rent \$980.00 Fortnightly Paid To 21/07/2022
 Part Payment \$3.00

Rent - Paid from 08/07/2022 to 21/07/2022 (Effective 21/07/2022)

\$980.00
 \$980.00

EXPENSE

Management Fee (GST Paid: \$7.84)

\$86.24
 \$86.24
 (Incl GST: \$7.84)

BALANCE: \$893.76

Ownership Summary

MONEY OUT MONEY IN

INCOME

\$0.00

EXPENSE

Administration Fee (GST Paid: \$0.60)
 EOFY Statement Fee (GST Paid: \$0.60)

\$6.60
 \$6.60
 \$13.20
 (Incl GST: \$1.20)

CONTRIBUTION

\$0.00

BALANCE: -\$13.20

Ownership Account Balance

\$880.56



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OWNERSHIP STATEMENT - Bowman Future Fund Pty Ltd ATF Bowman Superannuation Fund

Tax Invoice - Statement 75

Bowman Future Fund Pty
 Ltd ATF Bowman
 Superannuation Fund
 47 Wanstead Street
 North Coogee, WA, 6163

STATEMENT PERIOD 7/07/2022 - 21/07/2022

OPENING BALANCE \$0.00

TOTAL PAYMENTS \$893.76

RESIDENTIAL

11a Byron Avenue, Clovelly Park, SA 5042

INCOME

Kelsi and Sally Wilson, Mathew Hayes Status:
 Rent \$980.00 Fortnightly Paid To 4/08/2022
 Part Payment \$3.00

Rent - Paid from 22/07/2022 to 04/08/2022 (Effective 04/08/2022)

MONEY OUT	MONEY IN
	\$980.00
	\$980.00

EXPENSE

Management Fee (GST Paid: \$7.84)

\$86.24	
\$86.24	
(Incl GST: \$7.84)	
	BALANCE: \$893.76

Ownership Summary

INCOME

MONEY OUT	MONEY IN
	\$0.00

EXPENSE

\$0.00	
--------	--

CONTRIBUTION

	\$0.00
	BALANCE: \$0.00

Ownership Account Balance

\$893.76

Ownership Payments

21/07/2022 EFT to account Bowman Future Fund Pty Ltd
 Commonwealth Bank of Australia (066-164 XXXX 6023)

MONEY OUT	MONEY IN
\$893.76	

TOTAL OWNERSHIP PAYMENTS

\$893.76





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OWNERSHIP STATEMENT - Bowman Future Fund Pty Ltd ATF Bowman Superannuation Fund

Bowman Future Fund Pty
 Ltd ATF Bowman
 Superannuation Fund
 47 Wanstead Street
 North Coogee, WA, 6163

Tax Invoice - Statement 76

STATEMENT PERIOD	21/07/2022 - 10/08/2022
OPENING BALANCE	\$0.00
TOTAL PAYMENTS	\$887.16

RESIDENTIAL

11a Byron Avenue, Clovelly Park, SA 5042

INCOME

Kelsi and Sally Wilson, Mathew Hayes Status:

Rent \$980.00 Fortnightly Paid To 18/08/2022
 Part Payment \$3.00

Rent - Paid from 05/08/2022 to 18/08/2022 (Effective 18/08/2022)

MONEY OUT

MONEY IN

\$980.00
 \$980.00

EXPENSE

Management Fee (GST Paid: \$7.84)

\$86.24
 \$86.24
 (Incl GST: \$7.84)

BALANCE: \$893.76

Ownership Summary

INCOME

\$0.00

EXPENSE

Administration Fee (GST Paid: \$0.60)

\$6.60
 \$6.60
 (Incl GST: \$0.60)

CONTRIBUTION

\$0.00

BALANCE: -\$6.60

Ownership Account Balance

\$887.16





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 P. Box 1301, Unley, SA, 5061
 Ph: (08) 8363 8363 (7653) Fax:
 info@tdfealestate.com.au

OWNERSHIP STATEMENT - Bowman Future Fund Pty Ltd ATF Bowman Superannuation Fund

Bowman Future Fund Pty
 Ltd ATF Bowman
 Superannuation Fund
 47 Wanstead Street
 North Coogee, WA, 6163

Tax Invoice - Statement 77

STATEMENT PERIOD	10/08/2022 - 24/08/2022
OPENING BALANCE	\$0.00
TOTAL PAYMENTS	\$807.83

RESIDENTIAL

11a Byron Avenue, Clovelly Park, SA 5042

MONEY OUT MONEY IN

INCOME

Kelsi and Sally Wilson, Mathew Hayes Status:
 Rent \$980.00 Fortnightly Paid To 1/09/2022
 Part Payment \$3.00

Rent - Paid from 19/08/2022 to 01/09/2022 (Effective 01/09/2022)	\$980.00
Inv:60572, \$163.87, Quarterly Water Account (GST Paid: \$0.00)	\$163.87
	\$1,143.87

EXPENSE

SA Water (BPAY Ref: 1003473203)
 Quarterly Water Account (GST Paid: \$0.00)
 Management Fee (GST Paid: \$7.84)

\$249.80
\$86.24
\$336.04
(Incl GST: \$7.84)
BALANCE: \$807.83

Ownership Summary

MONEY OUT MONEY IN

INCOME

\$0.00

EXPENSE

\$0.00

CONTRIBUTION

\$0.00

BALANCE: \$0.00

Ownership Account Balance

\$807.83





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 info@tdrealestate.com.au

OWNERSHIP STATEMENT - Bowman Future Fund Pty Ltd ATF Bowman Superannuation Fund

Bowman Future Fund Pty
 Ltd ATF Bowman
 Superannuation Fund
 47 Wanstead Street
 North Coogee, WA, 6163

Tax Invoice - Statement 78

STATEMENT PERIOD 24/08/2022 - 7/09/2022

OPENING BALANCE \$0.00

TOTAL PAYMENTS \$887.16

RESIDENTIAL

11a Byron Avenue, Clovelly Park, SA 5042

INCOME

Kelsi and Sally Wilson, Mathew Hayes Status:

Rent \$980.00 Fortnightly Paid To 15/09/2022
 Part Payment \$3.00

Rent - Paid from 02/09/2022 to 15/09/2022 (Effective 15/09/2022)

MONEY OUT

MONEY IN

\$980.00

\$980.00

EXPENSE

Management Fee (GST Paid: \$7.84)

\$86.24

\$86.24

(Incl GST: \$7.84)

BALANCE: \$893.76

Ownership Summary

INCOME

\$0.00

EXPENSE

Administration Fee (GST Paid: \$0.60)

\$6.60

\$6.60

(Incl GST: \$0.60)

CONTRIBUTION

\$0.00

BALANCE: -\$6.60

Ownership Account Balance

\$887.16



OWNERSHIP STATEMENT - Bowman Future Fund Pty Ltd ATF Bowman Superannuation Fund

Bowman Future Fund Pty
 Ltd ATF Bowman
 Superannuation Fund
 47 Wanstead Street
 North Coogee, WA, 6163

Tax Invoice - Statement 79

STATEMENT PERIOD 7/09/2022 - 21/09/2022

OPENING BALANCE \$0.00

TOTAL PAYMENTS \$893.76

RESIDENTIAL

11a Byron Avenue, Clovelly Park, SA 5042

INCOME

Kelsi and Sally Wilson, Mathew Hayes Status:

Rent \$980.00 Fortnightly Paid To 29/09/2022
 Part Payment \$3.00

Rent - Paid from 16/09/2022 to 29/09/2022 (Effective 29/09/2022)

MONEY OUT

MONEY IN

\$980.00

\$980.00

EXPENSE

Management Fee (GST Paid: \$7.84)

\$86.24

\$86.24

(Incl GST: \$7.84)

BALANCE: \$893.76

Ownership Summary

INCOME

\$0.00

EXPENSE

\$0.00

CONTRIBUTION

\$0.00

BALANCE: \$0.00

Ownership Account Balance

\$893.76

Ownership Payments

21/09/2022 EFT to account Bowman Future Fund Pty Ltd
 Commonwealth Bank of Australia (066-164 XXXX 6023)

MONEY OUT

MONEY IN

\$893.76



TOTAL OWNERSHIP PAYMENTS

\$893.76



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info@tdrealestate.com.au

OWNERSHIP STATEMENT - Bowman Future Fund Pty Ltd ATF Bowman Superannuation Fund

Tax Invoice - Statement 80

Bowman Future Fund Pty
Ltd ATF Bowman
Superannuation Fund
47 Wanstead Street
North Coogee, WA, 6163

STATEMENT PERIOD 21/09/2022 - 28/09/2022

OPENING BALANCE \$0.00

TOTAL PAYMENTS \$866.26

RESIDENTIAL

11a Byron Avenue, Clovelly Park, SA 5042

MONEY OUT

MONEY IN

INCOME

Kelsi and Sally Wilson, Mathew Hayes Status:

Rent \$980.00 Fortnightly Paid To 13/10/2022
Part Payment \$3.00

Rent - Paid from 30/09/2022 to 13/10/2022 (Effective 13/10/2022)

\$980.00

\$980.00

EXPENSE

Inspection Fee (GST Paid: \$2.50)

\$27.50

Management Fee (GST Paid: \$7.84)

\$86.24

\$113.74

(Incl GST: \$10.34)

BALANCE: \$866.26

Ownership Summary

MONEY OUT

MONEY IN

INCOME

\$0.00

EXPENSE

\$0.00

CONTRIBUTION

\$0.00

BALANCE: \$0.00

Ownership Account Balance

\$866.26

Ownership Payments

MONEY OUT

MONEY IN

28/09/2022 EFT to account Bowman Future Fund Pty Ltd
Commonwealth Bank of Australia (066-164 XXXX 6023)

\$866.26

TOTAL OWNERSHIP PAYMENTS

\$866.26





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 Ph: (08) 8363 SOLD(7653) Fax:
 info@tdrealestate.com.au

OWNERSHIP STATEMENT - Bowman Future Fund Pty Ltd ATF Bowman Superannuation Fund

Bowman Future Fund Pty
 Ltd ATF Bowman
 Superannuation Fund
 47 Wanstead Street
 North Coogee, WA, 6163

Tax Invoice - Statement 81

STATEMENT PERIOD	28/09/2022 - 19/10/2022
OPENING BALANCE	\$0.00
TOTAL PAYMENTS	\$887.16

RESIDENTIAL

11a Byron Avenue, Clovelly Park, SA 5042

MONEY OUT **MONEY IN**

INCOME

Kelsi and Sally Wilson, Mathew Hayes Status:
 Rent \$980.00 Fortnightly Paid To 27/10/2022
 Part Payment \$3.00

Rent - Paid from 14/10/2022 to 27/10/2022 (Effective 27/10/2022)

\$980.00
 \$980.00

EXPENSE

Management Fee (GST Paid: \$7.84)

\$86.24
 \$86.24
 (Incl GST: \$7.84)

BALANCE: \$893.76

Ownership Summary

MONEY OUT **MONEY IN**

INCOME

\$0.00

EXPENSE

Administration Fee (GST Paid: \$0.60)

\$6.60
 \$6.60
 (Incl GST: \$0.60)

CONTRIBUTION

\$0.00

BALANCE: -\$6.60

Ownership Account Balance

\$887.16





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 info@tdrealestate.com.au

OWNERSHIP STATEMENT - Bowman Future Fund Pty Ltd ATF Bowman Superannuation Fund

Tax Invoice - Statement 82

Bowman Future Fund Pty
 Ltd ATF Bowman
 Superannuation Fund
 47 Wanstead Street
 North Coogee, WA, 6163

STATEMENT PERIOD 19/10/2022 - 2/11/2022

OPENING BALANCE \$0.00

TOTAL PAYMENTS \$887.16

RESIDENTIAL

11a Byron Avenue, Clovelly Park, SA 5042

MONEY OUT

MONEY IN

INCOME

Kelsi and Sally Wilson, Mathew Hayes Status:

Rent \$980.00 Fortnightly Paid To 10/11/2022
 Part Payment \$3.00

Rent - Paid from 28/10/2022 to 10/11/2022 (Effective 10/11/2022)

\$980.00

\$980.00

EXPENSE

Management Fee (GST Paid: \$7.84)

\$86.24

\$86.24

(Incl GST: \$7.84)

BALANCE: \$893.76

Ownership Summary

MONEY OUT

MONEY IN

INCOME

\$0.00

EXPENSE

Administration Fee (GST Paid: \$0.60)

\$6.60

\$6.60

(Incl GST: \$0.60)

CONTRIBUTION

\$0.00

BALANCE: -\$6.60

Ownership Account Balance

\$887.16





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 Po Box 1101, Unley, SA, 5061
 Ph: (08) 8363 SOLD(7653) Fax:
 info@tdrealestate.com.au

OWNERSHIP STATEMENT - Bowman Future Fund Pty Ltd ATF Bowman Superannuation Fund

Tax Invoice - Statement 83

Bowman Future Fund Pty
 Ltd ATF Bowman
 Superannuation Fund
 47 Wanstead Street
 North Coogee, WA, 6163

STATEMENT PERIOD	2/11/2022 - 16/11/2022
OPENING BALANCE	\$0.00
TOTAL PAYMENTS	\$675.10

RESIDENTIAL

11a Byron Avenue, Clovelly Park, SA 5042

INCOME

Kelsi and Sally Wilson, Mathew Hayes Status:
 Rent \$980.00 Fortnightly Paid To 24/11/2022
 Part Payment \$3.00

Rent - Paid from 11/11/2022 to 24/11/2022 (Effective 24/11/2022)

\$980.00
 \$980.00

EXPENSE

SA Water (BPAY Ref: 1003473203)
 Quarterly Water Account (GST Paid: \$0.00)
 Management Fee (GST Paid: \$7.84)

\$218.66
 \$86.24
 \$304.90
 (Incl GST: \$7.84)

BALANCE: \$675.10

Ownership Summary

INCOME

\$0.00

EXPENSE

\$0.00

CONTRIBUTION

\$0.00

BALANCE: \$0.00

Ownership Account Balance

\$675.10

Ownership Payments

16/11/2022 EFT to account Bowman Future Fund Pty Ltd
 Commonwealth Bank of Australia (066-164 XXXX 6023)

MONEY OUT
 \$675.10

MONEY IN

TOTAL OWNERSHIP PAYMENTS

\$675.10



Customer Service

Adelaide-based Customer Care Centre


1300 SA WATER
(1300 729 283)


customercare@sawater.com.au



Live chat

www.sawater.com.au

SA Water, the leading provider of water services for around 1.7 million South Australians, has been working together with the community to supply safe, clean drinking water and a dependable sewerage service for more than 160 years.

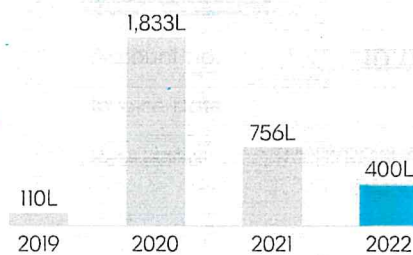
BOWMAN FUTURE FUND PTY. LTD.

CT6210168

AGENCY 14442

Your water use snapshot

Your average daily water use compared with the same quarter in previous years. To see how you compare to similar households visit www.sawater.com.au/mybill.



Your average daily cost for this quarter

\$2.92
Total amount due:
\$218.66
Pay by:
02 Dec 22
Your account

Account no. **10 03473 20 3**
 Invoice date 09 Nov 22
 Residential 11A BYRON AV CLOVELLY PARK LT2 D118485

Account summary

Previous balance		\$249.80
Amount paid	⊖	\$249.80
New charges	⊕	\$218.66
Current balance	⊖	\$218.66

Fees may apply for late payment.

Hey South Australia,
we see your pipes and
they're full of wet wipes.

We know what you're flushing.
Put it in the bin.





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OWNERSHIP STATEMENT - Bowman Future Fund Pty Ltd ATF Bowman Superannuation Fund

Bowman Future Fund Pty Ltd ATF Bowman Superannuation Fund
 47 Wanstead Street
 North Coogee, WA, 6163

Tax Invoice - Statement 84

STATEMENT PERIOD	16/11/2022 - 30/11/2022
OPENING BALANCE	\$0.00
TOTAL PAYMENTS	\$1,026.49

RESIDENTIAL

11a Byron Avenue, Clovelly Park, SA 5042

INCOME

Kelsi and Sally Wilson, Mathew Hayes Status:
 Rent \$980.00 Fortnightly Paid To 8/12/2022
 Part Payment \$3.00

Rent - Paid from 25/11/2022 to 08/12/2022 (Effective 08/12/2022)

Inv:64006, \$132.73, Quarterly Water Account (GST Paid: \$0.00)

EXPENSE

Management Fee (GST Paid: \$7.84)

MONEY OUT	MONEY IN
	\$980.00
	\$132.73
	\$1,112.73
\$86.24	
\$86.24	
(Incl GST: \$7.84)	
BALANCE: \$1,026.49	

Ownership Summary

INCOME

EXPENSE

CONTRIBUTION

MONEY OUT	MONEY IN
	\$0.00
	\$0.00
	\$0.00
	BALANCE: \$0.00

Ownership Account Balance

\$1,026.49

Ownership Payments

30/11/2022 EFT to account Bowman Future Fund Pty Ltd
 Commonwealth Bank of Australia (066-164 XXXX 6023)

MONEY OUT	MONEY IN
\$1,026.49	

TOTAL OWNERSHIP PAYMENTS

\$1,026.49





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 Ph: (08) 8363 SOLD(7653) Fax:
 info@tdrealestate.com.au

MONEY IN

OWNERSHIP STATEMENT - Bowman Future Fund Pty Ltd ATF Bowman Superannuation Fund

Period from 01/12/2022 to 14/12/2022 Effective 22/12/2022

Tax Invoice - Statement 85

Bowman Future Fund Pty
 Ltd ATF Bowman
 Superannuation Fund
 47 Wanstead Street
 North Coogee, WA, 6163

STATEMENT PERIOD	30/11/2022 - 14/12/2022
OPENING BALANCE	\$0.00
TOTAL PAYMENTS	\$887.16

MONEY OUT

MONEY IN

\$0.00

RESIDENTIAL

11a Byron Avenue, Clovelly Park, SA 5042

INCOME

Kelsi and Sally Wilson, Mathew Hayes Status:
 Rent \$980.00 Fortnightly Paid To 22/12/2022
 Part Payment \$3.00

Rent - Paid from 09/12/2022 to 22/12/2022 (Effective 22/12/2022)

MONEY OUT

MONEY IN

(Incl GST: \$0.00)

\$0.00

BALANCE: \$0.00

\$81980.00

\$980.00

EXPENSE

Management Fee (GST Paid: \$7.84)

\$86.24

\$86.24

(Incl GST: \$7.84)

BALANCE: \$893.76

Ownership Summary

INCOME

\$0.00

EXPENSE

Administration Fee (GST Paid: \$0.60)

\$6.60

\$6.60

(Incl GST: \$0.60)

CONTRIBUTION

\$0.00

BALANCE: -\$6.60

Ownership Account Balance

\$887.16





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 info@tdrealestate.com.au

MONEY IN

OWNERSHIP STATEMENT - Bowman Future Fund Pty Ltd ATF Bowman Superannuation Fund

From 21/12/2022 to 21/12/2022 (Effective 05/01/2023)

\$ 893.76

Tax Invoice - Statement 86

Bowman Future Fund Pty
 Ltd ATF Bowman
 Superannuation Fund
 47 Wanstead Street
 North Coogee, WA, 6163

STATEMENT PERIOD	14/12/2022 - 21/12/2022
OPENING BALANCE	\$0.00
TOTAL PAYMENTS	\$893.76

MONEY OUT

MONEY IN

\$ 893.76

RESIDENTIAL

11a Byron Avenue, Clovelly Park, SA 5042

MONEY OUT

MONEY IN

INCOME

Kelsi and Sally Wilson, Mathew Hayes Status:
 Rent \$980.00 Fortnightly Paid To 5/01/2023
 Part Payment \$3.00

Rent - Paid from 23/12/2022 to 05/01/2023 (Effective 05/01/2023)

	\$980.00
	\$980.00

EXPENSE

Management Fee (GST Paid: \$7.84)

	\$86.24
	\$86.24
	(Incl GST: \$7.84)
BALANCE:	\$893.76

Ownership Summary

MONEY OUT

MONEY IN

INCOME

\$0.00

EXPENSE

\$0.00

CONTRIBUTION

\$0.00

BALANCE: \$0.00

Ownership Account Balance

\$893.76

Ownership Payments

MONEY OUT

MONEY IN

21/12/2022 EFT to account Bowman Future Fund Pty Ltd
 Commonwealth Bank of Australia (066-164 XXXX 6023)

\$893.76

TOTAL OWNERSHIP PAYMENTS

\$893.76





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 info@tdrealstate.com.au

OWNERSHIP STATEMENT - Bowman Future Fund Pty Ltd ATF Bowman Superannuation Fund

Tax Invoice - Statement 87

Bowman Future Fund Pty
 Ltd ATF Bowman
 Superannuation Fund
 47 Wanstead Street
 North Coogee, WA, 6163

STATEMENT PERIOD	21/12/2022 - 12/01/2023	
OPENING BALANCE	\$0.00	\$0.00
TOTAL PAYMENTS		\$887.16

RESIDENTIAL

11a Byron Avenue, Clovelly Park, SA 5042

INCOME

Kelsi and Sally Wilson, Mathew Hayes Status:
 Rent \$980.00 Fortnightly Paid To 19/01/2023
 Part Payment \$3.00

Rent - Paid from 06/01/2023 to 19/01/2023 (Effective 19/01/2023)

\$980.00
 \$980.00

EXPENSE

Management Fee (GST Paid: \$7.84)

\$86.24
 \$86.24
 (Incl GST: \$7.84)

BALANCE: \$893.76

Ownership Summary

INCOME

\$0.00

EXPENSE

Administration Fee (GST Paid: \$0.60)

\$6.60
 \$6.60
 (Incl GST: \$0.60)

CONTRIBUTION

\$0.00

BALANCE: -\$6.60

Ownership Account Balance

\$887.16





Tamir Dunning Real Estate
 Po Box 1101, Unley, SA, 5061
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 info@tdrealestate.com.au

OWNERSHIP STATEMENT - Bowman Future Fund Pty Ltd ATF Bowman Superannuation Fund

Bowman Future Fund Pty
 Ltd ATF Bowman
 Superannuation Fund
 47 Wanstead Street
 North Coogee, WA, 6163

Tax Invoice - Statement 88

STATEMENT PERIOD	12/01/2023 - 26/01/2023	
OPENING BALANCE	\$0.00	\$0.00
TOTAL PAYMENTS		\$893.76

RESIDENTIAL

11a Byron Avenue, Clovelly Park, SA 5042

INCOME

Kelsi and Sally Wilson, Mathew Hayes Status:
 Rent \$980.00 Fortnightly Paid To 2/02/2023
 Part Payment \$3.00

Rent - Paid from 20/01/2023 to 02/02/2023 (Effective 02/02/2023)

EXPENSE

Management Fee (GST Paid: \$7.84)

MONEY OUT	MONEY IN
	\$0.00
	BALANCE: \$0.00
	\$893.76
	\$980.00
	\$980.00
\$86.24	
\$86.24	
(Incl GST: \$7.84)	
	BALANCE: \$893.76

Ownership Summary

INCOME

EXPENSE

CONTRIBUTION

MONEY OUT	MONEY IN
	\$0.00
\$0.00	
	\$0.00
	BALANCE: \$0.00

Ownership Account Balance

\$893.76

Ownership Payments

26/01/2023 EFT to account Bowman Future Fund Pty Ltd
 Commonwealth Bank of Australia (066-164 XXXX 6023)

MONEY OUT	MONEY IN
\$893.76	

TOTAL OWNERSHIP PAYMENTS

\$893.76



Tamir Dunning Real Estate
 Po Box 1101, Unley, SA, 5061
 Ph: (08) 8363 SOLD(7653) Fax:
 info@tdrealestate.com.au

OWNERSHIP STATEMENT #89 - Bowman Future Fund Pty Ltd ATF Bowman Superannuation Fund

Bowman Future Fund Pty Ltd ATF
 Bowman Superannuation Fund
 47 Wanstead Street
 North Coogee, WA, 6163

TAX INVOICE	
STATEMENT PERIOD	26/01/2023 - 9/02/2023
OWNERSHIP ID:	1281
OPENING BALANCE:	\$0.00
CLOSING BALANCE:	\$0.00
OWNERSHIP PAYMENT:	\$887.16

RESIDENTIAL

11a Byron Avenue, Clovelly Park, SA 5042

MONEY OUT MONEY IN

INCOME

Kelsi and Sally Wilson, Mathew Hayes

Status: Rent \$980.00 Fortnightly Paid To 16/02/2023
 Part Payment \$3.00 Effective Paid To 16/02/2023

02/02/2023	Rent - Paid from 03/02/2023 to 16/02/2023 (Effective 16/02/2023)	\$980.00
		\$980.00

EXPENSE

09/02/2023 Management Fee (GST Paid: \$7.84)

\$86.24

\$86.24

(Incl GST: \$7.84)

BALANCE: \$893.76

Ownership Summary

MONEY OUT MONEY IN

EXPENSE

09/02/2023 Administration Fee (GST Paid: \$0.60)

\$6.60

\$6.60

(Incl GST: \$0.60)

BALANCE: -\$6.60

Ownership Account Balance

\$887.16

Ownership Payments

MONEY OUT MONEY IN

9/02/2023 EFT to account Bowman Future Fund Pty Ltd
 Commonwealth Bank of Australia (066-164 XXXX 6023)

\$887.16

TOTAL OWNERSHIP PAYMENTS

\$887.16

Balance Carried Forward

\$0.00





Tamir Dunning Real Estate
 Po Box 1101, Unley, SA, 5061
 Ph: (08) 8363 SOLD(7653) Fax:
 info@tdrealestate.com.au

OWNERSHIP STATEMENT #90 - Bowman Future Fund Pty Ltd ATF Bowman Superannuation Fund

Bowman Future Fund Pty Ltd ATF
 Bowman Superannuation Fund
 47 Wanstead Street
 North Coogee, WA, 6163

TAX INVOICE
 STATEMENT PERIOD 9/02/2023 - 22/02/2023
 OWNERSHIP ID: 1281
 OPENING BALANCE: \$0.00
 CLOSING BALANCE: \$0.00
 OWNERSHIP PAYMENT: **\$606.21**

RESIDENTIAL

11a Byron Avenue, Clovelly Park, SA 5042

MONEY OUT MONEY IN

INCOME

Kelsi and Sally Wilson, Mathew Hayes

Status: Rent \$980.00 Fortnightly Paid To 2/03/2023
 Part Payment \$3.00 Effective Paid To 2/03/2023

16/02/2023 Rent - Paid from 17/02/2023 to 02/03/2023 (Effective 02/03/2023) \$980.00
\$980.00

EXPENSE

22/02/2023 SA Water (BPAY Ref: 1003473203) \$287.55
 Quarterly Water Account (GST Paid: \$0.00)
 22/02/2023 Management Fee (GST Paid: \$7.84) \$86.24
\$373.79
(Incl GST: \$7.84)

BALANCE: \$606.21

Ownership Account Balance **\$606.21**

Ownership Payments

MONEY OUT MONEY IN

22/02/2023 EFT to account Bowman Future Fund Pty Ltd \$606.21
 Commonwealth Bank of Australia (066-164 XXXX 6023)

TOTAL OWNERSHIP PAYMENTS **\$606.21**

Balance Carried Forward **\$0.00**



Customer Service

Adelaide-based Customer Care Centre


1300 SA WATER
 (1300 729 283)


customercare@sawater.com.au


 Live chat
 www.sawater.com.au

SA Water, the leading provider of water services for around 1.7 million South Australians, has been working together with the community to supply safe, clean drinking water and a dependable sewerage service for more than 160 years.

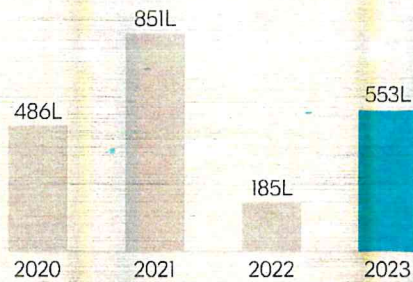
BOWMAN FUTURE FUND PTY. LTD.

CT6210168

AGENCY 14442

Your water use snapshot

Your average daily water use compared with the same quarter in previous years. To see how you compare to similar households visit www.sawater.com.au/mybill.



Your average daily cost for this quarter

\$2.79
Total amount due:
\$287.55
Pay by:
10 Mar 23
Your account

Account no. **10 03473 20 3**
 Invoice date 15 Feb 23
 Residential 11A BYRON AV CLOVELLY PARK LT2 D118485

Account summary

Previous balance		\$218.66
Amount paid	⊖	\$218.66
New charges	⊕	\$287.55
Current balance	⊖	\$287.55

Fees may apply for late payment.

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OWNERSHIP STATEMENT #91 - Bowman Future Fund Pty Ltd ATF Bowman Superannuation Fund

Bowman Future Fund Pty Ltd ATF
 Bowman Superannuation Fund
 47 Wanstead Street
 North Coogee, WA, 6163

TAX INVOICE

STATEMENT PERIOD 22/02/2023 - 1/03/2023
 OWNERSHIP ID: 1281
 OPENING BALANCE: \$0.00
 CLOSING BALANCE: \$0.00
 OWNERSHIP PAYMENT: **\$820.38**

RESIDENTIAL

11a Byron Avenue, Clovelly Park, SA 5042

MONEY OUT MONEY IN

INCOME

Kelsi and Sally Wilson, Mathew Hayes

Status: Rent \$980.00 Fortnightly Paid To 16/03/2023
 Part Payment \$3.00 Effective Paid To 16/03/2023

28/02/2023 Inv:67519, \$201.62, Quarterly Water Account (GST Paid: \$0.00) \$201.62
 01/03/2023 Rent - Paid from 03/03/2023 to 16/03/2023 (Effective 16/03/2023) \$980.00
\$1,181.62

EXPENSE

01/03/2023 Lease Renewal (GST Paid: \$25.00) \$275.00
 01/03/2023 Management Fee (GST Paid: \$7.84) \$86.24
\$361.24
 (Incl GST: \$32.84)
BALANCE: \$820.38

Ownership Account Balance **\$820.38**

Ownership Payments

MONEY OUT MONEY IN

1/03/2023 EFT to account Bowman Future Fund Pty Ltd \$820.38
 Commonwealth Bank of Australia (066-164 XXXX 6023)

TOTAL OWNERSHIP PAYMENTS \$820.38

Balance Carried Forward **\$0.00**





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OWNERSHIP STATEMENT #92 - Bowman Future Fund Pty Ltd ATF Bowman Superannuation Fund

TAX INVOICE
 STATEMENT PERIOD 1/03/2023 - 22/03/2023
 Bowman Future Fund Pty Ltd ATF
 Bowman Superannuation Fund
 47 Wanstead Street
 North Coogee, WA, 6163

TAX INVOICE
 STATEMENT PERIOD 1/03/2023 - 22/03/2023
 OWNERSHIP ID: 1281
 OPENING BALANCE: \$0.00
 CLOSING BALANCE: \$0.00
 OWNERSHIP PAYMENT: **\$859.66**

RESIDENTIAL

11a Byron Avenue, Clovelly Park, SA 5042

INCOME

Kelsi and Sally Wilson, Mathew Hayes

Status: Rent \$980.00 Fortnightly Paid To 30/03/2023

Part Payment \$3.00 Effective Paid To 30/03/2023

16/03/2023 Rent - Paid from 17/03/2023 to 30/03/2023 (Effective 30/03/2023)

\$980.00

\$980.00

EXPENSE

22/03/2023 Inspection Fee (GST Paid: \$2.50)

\$27.50

22/03/2023 Management Fee (GST Paid: \$7.84)

\$86.24

\$113.74

(Incl GST: \$10.34)

BALANCE: \$866.26

Ownership Summary

EXPENSE

22/03/2023 Administration Fee (GST Paid: \$0.60)

\$6.60

\$6.60

(Incl GST: \$0.60)

BALANCE: -\$6.60

Ownership Account Balance

\$859.66

Ownership Payments

22/03/2023 EFT to account Bowman Future Fund Pty Ltd
 Commonwealth Bank of Australia (066-164 XXXX 6023)

MONEY OUT

MONEY IN

\$859.66

TOTAL OWNERSHIP PAYMENTS

\$859.66





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OWNERSHIP STATEMENT #93 - Bowman Future Fund Pty Ltd ATF Bowman Superannuation Fund

Bowman Future Fund Pty Ltd ATF
 Bowman Superannuation Fund
 47 Wanstead Street
 North Coogee, WA, 6163

TAX INVOICE	
STATEMENT PERIOD	22/03/2023 - 5/04/2023
OWNERSHIP ID:	1281
OPENING BALANCE:	\$0.00
CLOSING BALANCE:	\$0.00
OWNERSHIP PAYMENT:	\$887.16

RESIDENTIAL

11a Byron Avenue, Clovelly Park, SA 5042

MONEY OUT MONEY IN

INCOME

Kelsi and Sally Wilson, Mathew Hayes

Status: Rent \$980.00 Fortnightly Paid To 13/04/2023
 Part Payment \$3.00 Effective Paid To 13/04/2023

30/03/2023	Rent - Paid from 31/03/2023 to 13/04/2023 (Effective 13/04/2023)		\$980.00
			\$980.00

EXPENSE

05/04/2023 Management Fee (GST Paid: \$7.84)

\$86.24

\$86.24

(Incl GST: \$7.84)

BALANCE: \$893.76

Ownership Summary

MONEY OUT MONEY IN

EXPENSE

05/04/2023 Administration Fee (GST Paid: \$0.60)

\$6.60

\$6.60

(Incl GST: \$0.60)

BALANCE: -\$6.60

Ownership Account Balance

\$887.16

Ownership Payments

MONEY OUT MONEY IN

5/04/2023 EFT to account Bowman Future Fund Pty Ltd
 Commonwealth Bank of Australia (066-164 XXXX 6023)

\$887.16

TOTAL OWNERSHIP PAYMENTS

\$887.16

Balance Carried Forward

\$0.00





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 Po Box 1101, Unley, SA, 5061
 Ph: (08) 8363 SOLD(7653) Fax:
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OWNERSHIP STATEMENT #94 - Bowman Future Fund Pty Ltd ATF Bowman Superannuation Fund

TAX INVOICE
 Bowman Future Fund Pty Ltd ATF
 Bowman Superannuation Fund
 47 Wanstead Street
 North Coogee, WA, 6163
 OWNERSHIP PAYMENT: \$893.76

TAX INVOICE
 STATEMENT PERIOD 5/04/2023 - 19/04/2023
 OWNERSHIP ID: 1281
 OPENING BALANCE: \$0.00
 CLOSING BALANCE: \$0.00
 OWNERSHIP PAYMENT: **\$893.76**

RESIDENTIAL

11a Byron Avenue, Clovelly Park, SA 5042

MONEY OUT MONEY IN

INCOME

Kelsi and Sally Wilson, Mathew Hayes

Status: Rent \$980.00 Fortnightly Paid To 27/04/2023
 Part Payment \$3.00 Effective Paid To 27/04/2023

14/04/2023 Rent - Paid from 14/04/2023 to 27/04/2023 (Effective 27/04/2023) \$980.00
 \$980.00

EXPENSE

19/04/2023 Management Fee (GST Paid: \$7.84) \$86.24
 \$86.24
 (Incl GST: \$7.84)

BALANCE: \$893.76

Ownership Account Balance

\$893.76

Ownership Payments

MONEY OUT MONEY IN

19/04/2023 EFT to account Bowman Future Fund Pty Ltd
 Commonwealth Bank of Australia (066-164 XXXX 6023) \$893.76

TOTAL OWNERSHIP PAYMENTS

\$893.76

Balance Carried Forward

\$0.00





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 Ph: (08) 8363 SOLD(7653) Fax:
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OWNERSHIP STATEMENT #95 - Bowman Future Fund Pty Ltd ATF Bowman Superannuation Fund

TAX INVOICE
 STATEMENT PERIOD: 19/04/2023 - 3/05/2023
 OWNERSHIP ID: 1281
 OPENING BALANCE: \$0.00
 CLOSING BALANCE: \$0.00
 OWNERSHIP PAYMENT: \$887.16

TAX INVOICE
 STATEMENT PERIOD: 19/04/2023 - 3/05/2023
 OWNERSHIP ID: 1281
 OPENING BALANCE: \$0.00
 CLOSING BALANCE: \$0.00
 OWNERSHIP PAYMENT: **\$887.16**

RESIDENTIAL

11a Byron Avenue, Clovelly Park, SA 5042

INCOME

Kelsi and Sally Wilson, Mathew Hayes

Status: Rent \$1,000.00 Fortnightly Paid To 11/05/2023
 Part Payment \$3.00 Effective Paid To 11/05/2023

Rent at Statement Start \$980.00 Fortnightly

	MONEY OUT	MONEY IN
11/05/2023 27/04/2023 Rent - Paid from 28/04/2023 to 11/05/2023 (Effective 11/05/2023)		\$977.00
Rent Change Effective 12/05/2023 - \$1,000.00 Fortnightly		
27/04/2023 Rent - Paid to 11/05/2023 (Effective 11/05/2023)		\$3.00
		\$980.00

EXPENSE

03/05/2023 Management Fee (GST Paid: \$7.84)	\$86.24	
	\$86.24	
	(Incl GST: \$7.84)	
		BALANCE: \$893.76

Ownership Summary

EXPENSE

03/05/2023 Administration Fee (GST Paid: \$0.60)	\$6.60	
	\$6.60	
	(Incl GST: \$0.60)	
		BALANCE: -\$6.60

Ownership Account Balance

\$887.16

Ownership Payments

3/05/2023 EFT to account Bowman Future Fund Pty Ltd
 Commonwealth Bank of Australia (066-164 XXXX 6023)

MONEY OUT	MONEY IN
\$887.16	

TOTAL OWNERSHIP PAYMENTS

\$887.16





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OWNERSHIP STATEMENT #96 - Bowman Future Fund Pty Ltd ATF Bowman Superannuation Fund

TAX INVOICE
 STATEMENT PERIOD 3/05/2023 - 17/05/2023
 OWNERSHIP Bowman Future Fund Pty Ltd ATF Bowman Superannuation Fund
 OPENING BALANCE \$0.00
 CLOSING BALANCE \$0.00
 OWNERSHIP PAYMENT \$659.67

TAX INVOICE
 STATEMENT PERIOD 3/05/2023 - 17/05/2023
 OWNERSHIP ID: 1281
 OPENING BALANCE: \$0.00
 CLOSING BALANCE: \$0.00
 OWNERSHIP PAYMENT: **\$659.67**

RESIDENTIAL

11a Byron Avenue, Clovelly Park, SA 5042

MONEY OUT MONEY IN

INCOME

Kelsi and Sally Wilson, Mathew Hayes

Status: Rent \$1,000.00 Fortnightly Paid To 25/05/2023
 Part Payment \$3.00 Effective Paid To 25/05/2023

25/05/2023 11/05/2023 Rent - Paid from 12/05/2023 to 25/05/2023 (Effective 25/05/2023) **\$1,000.00**

EXPENSE

17/05/2023 SA Water (BPAY Ref: 1003473203) Quarterly Water Account (GST Paid: \$0.00) **\$252.33**
 17/05/2023 Management Fee (GST Paid: \$8.00) **\$88.00**

\$340.33
 (Incl GST: \$8.00)

BALANCE: \$659.67

Ownership Account Balance **\$659.67**

Ownership Payments

MONEY OUT MONEY IN

17/05/2023 EFT to account Bowman Future Fund Pty Ltd Commonwealth Bank of Australia (066-164 XXXX 6023) **\$659.67**

TOTAL OWNERSHIP PAYMENTS \$659.67

Balance Carried Forward **\$0.00**





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OWNERSHIP STATEMENT #97 - Bowman Future Fund Pty Ltd ATF Bowman Superannuation Fund

TAX INVOICE

**Bowman Future Fund Pty Ltd ATF
 Bowman Superannuation Fund
 47 Wanstead Street
 North Coogee, WA, 6163**

STATEMENT PERIOD 17/05/2023 - 24/05/2023
OWNERSHIP ID: 1281
OPENING BALANCE: \$0.00
CLOSING BALANCE: \$0.00
OWNERSHIP PAYMENT: **\$1,078.40**

RESIDENTIAL

11a Byron Avenue, Clovelly Park, SA 5042

MONEY OUT MONEY IN

INCOME

Kelsi and Sally Wilson, Mathew Hayes

Status: Rent \$1,000.00 Fortnightly Paid To 8/06/2023
 Part Payment \$3.00 Effective Paid To 8/06/2023

Date	Description	MONEY OUT	MONEY IN
24/05/2023	Inv:70653, \$166.40, Quarterly Water Account (GST Paid: \$0.00)		\$166.40
24/05/2023	Rent - Paid from 26/05/2023 to 08/06/2023 (Effective 08/06/2023)		\$1,000.00
			\$1,166.40

EXPENSE

24/05/2023 Management Fee (GST Paid: \$8.00)

\$88.00

\$88.00

(Incl GST: \$8.00)

BALANCE: \$1,078.40

Ownership Account Balance

\$1,078.40

Ownership Payments

MONEY OUT MONEY IN

24/05/2023 EFT to account Bowman Future Fund Pty Ltd
 Commonwealth Bank of Australia (066-164 XXXX 6023)

\$1,078.40

TOTAL OWNERSHIP PAYMENTS

\$1,078.40

Balance Carried Forward

\$0.00



OWNERSHIP STATEMENT #98 - Bowman Future Fund Pty Ltd ATF Bowman Superannuation Fund

Bowman Future Fund Pty Ltd ATF
 Bowman Superannuation Fund
 47 Wanstead Street
 North Coogee, WA, 6163

TAX INVOICE	
STATEMENT PERIOD	24/05/2023 - 14/06/2023
OWNERSHIP ID:	1281
OPENING BALANCE:	\$0.00
CLOSING BALANCE:	\$0.00
OWNERSHIP PAYMENT:	\$905.40

RESIDENTIAL

11a Byron Avenue, Clovelly Park, SA 5042

INCOME

Kelsi and Sally Wilson, Mathew Hayes

Status: Rent \$1,000.00 Fortnightly Paid To 22/06/2023
 Part Payment \$3.00 Effective Paid To 22/06/2023

10/06/2023 Rent - Paid from 09/06/2023 to 22/06/2023 (Effective 22/06/2023)

MONEY OUT	MONEY IN
	\$1,000.00
	\$1,000.00
	BALANCE: \$912.00

EXPENSE

14/06/2023 Management Fee (GST Paid: \$8.00)

\$88.00	
\$88.00	
(Incl GST: \$8.00)	
	BALANCE: \$912.00

Ownership Summary

EXPENSE

14/06/2023 Administration Fee (GST Paid: \$0.60)

MONEY OUT	MONEY IN
\$6.60	
\$6.60	
(Incl GST: \$0.60)	
	BALANCE: -\$6.60

Ownership Account Balance

\$905.40

Ownership Payments

14/06/2023 EFT to account Bowman Future Fund Pty Ltd
 Commonwealth Bank of Australia (066-164 XXXX 6023)

MONEY OUT	MONEY IN
\$905.40	

TOTAL OWNERSHIP PAYMENTS

\$905.40

Balance Carried Forward

\$0.00

OWNERSHIP STATEMENT #99 - Bowman Future Fund Pty Ltd ATF Bowman Superannuation Fund

Bowman Future Fund Pty Ltd ATF
Bowman Superannuation Fund
47 Wanstead Street
North Coogee, WA, 6163

TAX INVOICE

STATEMENT PERIOD	14/06/2023 - 21/06/2023
OWNERSHIP ID:	1281
OPENING BALANCE:	\$0.00
CLOSING BALANCE:	\$0.00
OWNERSHIP PAYMENT:	\$912.00

RESIDENTIAL

11a Byron Avenue, Clovelly Park, SA 5042

INCOME

Kelsi and Sally Wilson, Mathew Hayes

Status: Rent \$1,000.00 Fortnightly Paid To 6/07/2023
Part Payment \$3.00 Effective Paid To 6/07/2023

21/06/2023 Rent - Paid from 23/06/2023 to 06/07/2023 (Effective 06/07/2023)

MONEY OUT

MONEY IN

\$1,000.00

\$1,000.00

EXPENSE

21/06/2023 Management Fee (GST Paid: \$8.00)

\$88.00

\$88.00

(Incl GST: \$8.00)

BALANCE: \$912.00

Ownership Account Balance

\$912.00

Ownership Payments

21/06/2023 EFT to account Bowman Future Fund Pty Ltd
Commonwealth Bank of Australia (066-164 XXXX 6023)

MONEY OUT

\$912.00

MONEY IN

TOTAL OWNERSHIP PAYMENTS

\$912.00

Balance Carried Forward

\$0.00

