

153 KOSCIUSZKO ROAD, THURGOONA, NSW 2640



Appraisal Price

This market analysis has been prepared on 05/06/2023 and all information given has been based on a current market analysis for the property listed above. Based on this, we believe this property to be estimated in the following range:

\$600,000 to \$650,000

Contact your agent for further information:



Agent Name: Brent Booker Mobile: +61 467 667 226

Office: Ray White Abury Central

Office Phone:

Email: brent.booker@raywhite.com



Bowman Future Fund Pty Ltd atf Bowman Superannuati 47 Wanstead Street North Coogee WA 6163 PO Box 1158 NSW 2640

(w) 0260433322

www.linkrealestate.net.au

reception@linkrealestate.net.au ABN: 82387030414

Licence: 151351

Tax Invoice

Account OWN01648
Statement #24
29 Jul 2022

Money In

\$1,970.24

Money Out

\$144.76

You Received \$1,825.48

Details for Account OWN01648

Balance brought forward

153 Kosciuszko Road, Thurgoona NSW 2640

Rented for \$470.00 per week Jennifer Rebecca Walls paid to 2/08/2022

Rent paid to 12/07/2022 (previously paid to 5/07/2022)

Rent paid to 19/07/2022 (previously paid to 12/07/2022)

Rent paid to 26/07/2022 (previously paid to 19/07/2022)

Rent paid to 2/08/2022 (previously paid to 26/07/2022)

Water Account Feb 22 - June 22 - 59KL @ \$1.41

Management Fee *

Total

Money Out

Money In

\$0.00

\$470.00

\$470.00

\$470.00

\$470.00

\$90.24

\$144.76

\$144.76

\$1,825,48

\$1,970.24

\$0.00

Account Transactions

Withdrawal by EFT to owner Bowman Puture Fund Pty Ltd [EFT Transfer to: Bowman Puture Fund Pty Ltd, (066164) - ***023]

Balance remaining

\$13.16

GST Summary

Total Tax on agency fees (* includes Tax)

Page 1 of 1



PO Box 1158 NSW 2640 (w) 0260433322

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ABN: 82387030414

Licence: 151351

Bowman Future Fund Pty Ltd atf Bowman Superannuati 47 Wanstead Street North Coogee WA 6163 Tax Invoice
Account OWN01648
Statement #25
31 Aug 2022

Money Out \$180.95

Details for Account OWN01648	Money Out	Money In
Balance brought forward		\$0.00
153 Kosciuszko Road, Thurgoona NSW 2640		
Rented for \$470.00 per week		
Jennifer Rebecca Walls paid to 6/09/2022		
Rent paid to 9/08/2022 (previously paid to 2/08/2022)		\$470.00
Rent paid to 16/08/2022 (previously paid to 9/08/2022)		\$470.00
Rent paid to 23/08/2022 (previously paid to 16/08/2022)		\$470.00
Rent paid to 30/08/2022 (previously paid to 23/08/2022)		\$470.00
Rent paid to 6/09/2022 (previously paid to 30/08/2022)		\$470.00
Management Fee *	\$180.95	
Total	\$180.95	\$2,350.00
		- Carl Andrew
Account Transactions		
Withdrawal by EFT to owner Bowman Puture Fund Pty Ltd	\$2,169.05	
[EFT Transfer to: Bowman Puture Fund Pty Ltd, (066164) - ***023]		
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees (* includes Tax)

\$16.45



PO Box 1158
NSW 2640
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Licence: 151351

Bowman Future Fund Pty Ltd atf Bowman Superannuati 47 Wanstead Street North Coogee WA 6163 Tax Invoice
Account OWN01648
Statement #26
30 Sep 2022

Money In	\$1,880.00
Money Out	\$309.76
You Received	\$1,570.24

Details for Assert OMMOLGAS		Manage Out	1/1 t
Details for Account OWN01648		Money Out	Money In
	The state of the s		00.00
Balance brought forward			\$0.00
153 Kosciuszko Road, Thurgoona NSW 2640		A Secretary of the Control of the Co	
	The second secon		Marie and the second se
Rented for \$470.00 per week			
Jennifer Rebecca Walls paid to 4/10/2022	The second secon	Total States of Marie States	
Commented and Park to 47 10/2022			
	The second secon		
Rent paid to 13/09/2022 (previously paid to 6/09/2022)			\$470.00
Rent paid to 20/09/2022 (previously paid to 13/09/2022)		and the second second second	- \$470.00
			0.470.00
Rent paid to 27/09/2022 (previously paid to 20/09/2022)			\$470.00
Rent paid to 4/10/2022 (previously paid to 27/09/2022)			\$470.00
Nent paid to 4/10/2022 (previously paid to 2/103/2022)			Ψ470.00
Repairs - Mobile Work Master - HJ & JD McGown - Mobile Work Master *		\$165.00	
		The American Control of the Control	
Management Fee *		\$144.76	
	The second secon		
	The state of the s		with the state of
Total		\$309.76	\$1,880.00
		ATTENDED TO THE PARTY OF THE PA	
		The second secon	
	The Control of the Co		
Account Transactions			and the same
Account Hamodottene			
Withdrawal by EFT to owner Bowman Puture Fund Pty Ltd		\$1,570.24	
Withdrawai by E. F. to owner bowing in a talle Full Tity Etc		Φ1,010.24	
[EFT Transfer to: Bowman Puture Fund Pty Ltd, (066164) - ***023]			
	Control of the second s	and another them, it is the second of the second of the second of	
	The second secon	Try and the same of the	Aur. E. Commercia
Balance remaining			\$0.00

GST Summary

Total Tax on attached expenses \$15.00

Total Tax on agency fees \$13.16
(* includes Tax)

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ABN: 82387030414 Licence: 151351

Tay Invoice

I	ax invoice
Acco	unt OWN01648
	Statement #27
	17 Oct 2022

Money In	\$940.00
Money Out	\$221.38
You Received	\$718.62

Details for Account OWN01648			75 15 15 15 15 15 15 15 15 15 15 15 15 15		Money Out	Money In
Balance brought forward			70		100	\$0.00
153 Kosciuszko Road, Thurgoo	na NSW 2640					The second
Rented for \$470.00 per week Jennifer Rebecca Walls paid to 18/10/20	022		100 mm			
Rent paid to 11/10/2022 (previously paid t	o 4/10/2022)	I				\$470.00
Rent paid to 18/10/2022 (previously paid t	to 11/10/2022)	34 YO, 60			- 12 · -	\$470.00
Smoke Alarm Compliance - BCMC Safety	Solutions *		. 796		\$149.00	- 70
Management Fee *			500 90 mm		\$72.38	
Total		State on	11	100000	\$221.38	\$940.00
Account Transactions						

Account Transactions

Withdrawal by EFT to owner Bowman Future Fund Pty Ltd

[EFT Transfer to: Bowman Future Fund Pty Ltd, (066164) - ***023]

Bowman Future Fund Pty Ltd atf Bowman Superannuati

47 Wanstead Street North Coogee WA 6163

\$0.00

Balance remaining

GST Summary

Total Tax on attached expenses

Total Tax on agency fees
(* includes Tax)

\$13.55 \$6.58

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Bowman Future Fund Pty Ltd atf Bowman Superannuati 47 Wanstead Street North Coogee WA 6163 Tax Invoice
Account OWN04376
Statement #1
31 Oct 2022

Money In	\$940.00
Money Out	\$72.38
You Received	\$867.62

Details for Account OWN04376					Money Out	Money In
Balance brought forward						\$0.00
153 Kosciuszko Road, Thurgo	ona NSW 2640					
Rented for \$470.00 per week			The second secon	Maria Paris		
Jennifer Rebecca Walls paid to 1/11/2	022					
Rent paid to 25/10/2022 (previously paid	to 18/10/2022)			- 100 mm / 1		\$470.00
Rent paid to 1/11/2022 (previously paid to	(0 25/10/2022)		70.00	Control of the Contro	1.00	\$470.00
Management Fee *			Company of the Compan		\$72.38	
Total					\$72.38	\$940.00
		Control of the Contro				Top yet will ye
9						
Account Transactions						
Withdrawal by EFT to owner Bowman Fu	uture Fund Pty Ltd				\$867.62	
[EFT Transfer to: Bowman Future Fund	Pty Ltd, (066164) - ***	*023]				
Balance remaining						\$0.00
GST Summary						
Total Tax on agency fees		\$6.58				/
(* includes Tax)						/
						/





Bowman Future Fund Pty Ltd atf Bowman Superannuati 47 Wanstead Street North Coogee WA 6163 Tax Invoice
Account OWN04376
Statement #2
30 Nov 2022

Money In	\$2,350.00
Money Out	\$180.95
You Received	\$2,169.05

Details for Account OWN04376Balance brought forward

153 Kosciuszko Road, Thurgoona NSW 2640

Rented for \$470.00 per week Jennifer Rebecca Walls paid to 6/12/2022

Rent paid to 8/11/2022 (previously paid to 1/11/2022)
Rent paid to 15/11/2022 (previously paid to 8/11/2022)
Rent paid to 22/11/2022 (previously paid to 15/11/2022)
Rent paid to 29/11/2022 (previously paid to 22/11/2022)
Rent paid to 6/12/2022 (previously paid to 29/11/2022)

Management Fee *

Total

Money Ou	12	Money In
		\$0.00

\$470.00 \$470.00 \$470.00 \$470.00 \$470.00

\$180.95

\$180.95 \$2,350.00

Account Transactions

Withdrawal by EFT to owner Bowman Future Fund Pty Ltd [EFT Transfer to: Bowman Future Fund Pty Ltd, (066164) - ***023]

Balance remaining

\$2,169.05

GST Summary

Total Tax on agency fees (* includes Tax)

\$16.45

\$0.00





Bowman Future Fund Pty Ltd atf Bowman Superannuati 47 Wanstead Street North Coogee WA 6163 Tax Invoice
Account OWN04376
Statement #3
30 Dec 2022

Money In	\$1,880.00
Money Out	\$144.76
You Received	\$1,735.24

Details for Account OWN04376 Balance brought forward 153 Kosciuszko Road, Thurgoona NSW 2640		Money Out	Money In \$0.00
Rented for \$470.00 per week Jennifer Rebecca Walls paid to 3/01/2023			
Rent paid to 13/12/2022 (previously paid to 6/12/2022)			\$470.00
Rent paid to 20/12/2022 (previously paid to 13/12/2022)			\$470.00
Rent paid to 27/12/2022 (previously paid to 20/12/2022)			\$470.00
Rent paid to 3/01/2023 (previously paid to 27/12/2022)			\$470.00
Management Fee *		\$144.76	
Total		\$144.76	\$1,880.00

Account Transactions

Withdrawal by EFT to owner Bowman Future Fund Pty Ltd [EFT Transfer to: Bowman Future Fund Pty Ltd, (066164) - ***023]

\$1,735.24

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GST Summary

Total Tax on agency fees
(* includes Tax)

\$13.16

ABN: 45 641 983 315





Bowman Future Fund Pty Ltd atf Bowman Superannuati 47 Wanstead Street North Coogee WA 6163

Tax Invoice Account OWN04376 Statement #4 31 Jan 2023

Money In	\$1,971.65
Money Out	\$144.76
You Received	\$1,826.89

Details for Account OWN04376	Money Out Mo	ney In
Balance brought forward		\$0.00
153 Kosciuszko Road, Thurgoona NSW 2640		
Rented for \$470.00 per week Jennifer Rebecca Walls paid to 31/01/2023	8	
Rent paid to 10/01/2023 (previously paid to 3/01/2023)	\$	470.00
Rent paid to 17/01/2023 (previously paid to 10/01/2023)	\$	470.00
Rent paid to 24/01/2023 (previously paid to 17/01/2023)	\$	470.00
Rent paid to 31/01/2023 (previously paid to 24/01/2023)	\$	470.00
Water Account June 22 - Oct 22 - 65KL		\$91.65
Management Fee *	\$144.76	
Total	\$144.76 \$1,	971.65

Account Transactions

Withdrawal by EFT to owner Bowman Future Fund Pty Ltd

[EFT Transfer to: Bowman Future Fund Pty Ltd, (066164) - ***023]

Balance remaining

\$1,826.89

\$0.00

GST Summary

Total Tax on agency fees

\$13.16

(* includes Tax)

GST Summary

(* includes Tax)

Total Tax on attached expenses

Total Tax on agency fees





Bowman Future Fund Pty Ltd atf Bowman Superannuati 47 Wanstead Street North Coogee WA 6163 Tax Invoice
Account OWN04376
Statement #5
28 Feb 2023

Money In	\$1,880.00
Money Out	\$337.26
You Received	1 \$1,542.74

Details for Account OWN04376	Money Out Money In
Balance brought forward	\$0.00
153 Kosciuszko Road, Thurgoona NSW 2640	
Rented for \$470.00 per week lennifer Rebecca Walls paid to 28/02/2023	
Rent paid to 7/02/2023 (previously paid to 31/01/2023)	\$470.00
Rent paid to 14/02/2023 (previously paid to 7/02/2023)	\$470.00
Rent paid to 21/02/2023 (previously paid to 14/02/2023)	\$470.00
Rent paid to 28/02/2023 (previously paid to 21/02/2023)	\$470.00
Repair leaking pipe - Ben - Albury Plumbing Services *	\$192.50
Management Fee *	\$144.76
Total	\$337.26 \$1,880.00
985	757
Account Transactions	
Nithdrawal by EFT to owner Bowman Future Fund Pty Ltd	\$1,542.74
EFT Transfer to: Bowman Future Fund Pty Ltd, (066164) - ***023]	
Balance remaining	\$0.00

\$17.50

\$13.16





Bowman Future Fund Pty Ltd atf Bowman Superannuati 47 Wanstead Street North Coogee WA 6163 Tax Invoice
Account OWN04376
Statement #6
31 Mar 2023

Money In	\$2,346.21
Money Out	\$958.86
You Received	1 \$1,387.35
You Received	i \$1,387.35

Details for Account OWN04376
Balance brought forward

153 Kosciuszko Road, Thurgoona NSW 2640

Rented for \$580.00 per week
Danielle Hooper & Peter Flakelar paid to 2/04/2023

Rent paid to 7/03/2023 (previously paid to 28/02/2023)
Tenant Jennifer Rebecca Walls
Rent paid to 15/03/2023 (previously paid to 7/03/2023)
Tenant Jennifer Rebecca Walls
Rent paid to 2/04/2023 (moved in 20/03/2023)
Water Account 9/10/22 - 15/03/23 - 60KL @ \$1.41
Water Account 10/10/21 - 6/2/22 - 67KL @ \$1.41
Management Fee *
Let Fee *
Lease Preparation Fee

Total

Advertising Fee *

Money Out	Money In
	\$0.00
	\$470.00
	\$537.14
1000	\$1,160.00
	\$84.60
	\$94.47
\$166.86	
\$638.00	
\$33.00	
\$121.00	
\$958.86	\$2,346.21

Account Transactions

Withdrawal by EFT to owner Bowman Future Fund Pty Ltd [EFT Transfer to: Bowman Future Fund Pty Ltd, (066164) - ***023]

Balance remaining

\$1,387.35

\$0.00

GST Summary

Total Tax on agency fees (* includes Tax)

\$84.17

Bowman Future Fund Pty Ltd atf Bowman Superannuati 47 Wanstead Street North Coogee WA 6163





Tax Invoice

Account OWN04376

Statement #7 28 Apr 2023

Money In	\$2,320.00
Money Out	\$327.14
You Received	\$1,992.86

Money Out Money In \$0.00

> \$580.00 \$580.00 \$580.00 \$580.00

\$148.50-\$178.64=

\$327.14 \$2,320.00

\$1,992.86

\$0.00

Details for Account OWN04376

Balance brought forward

153 Kosciuszko Road, Thurgoona NSW 2640

Rented for \$580.00 per week
Danielle Hooper & Peter Flakelar paid to 30/04/2023

Rent paid to 9/04/2023 (previously paid to 2/04/2023)
Rent paid to 16/04/2023 (previously paid to 9/04/2023)
Rent paid to 23/04/2023 (previously paid to 16/04/2023)
Rent paid to 30/04/2023 (previously paid to 23/04/2023)

Water Compliance - NM PLUMBING & GAS *

Management Fee *

Total

Account Transactions

Withdrawal by EFT to owner Bowman Future Fund Pty Ltd [EFT Transfer to: Bowman Future Fund Pty Ltd, (066164) - ***023]

Balance remaining

GST Summary

Total Tax on attached expenses Total Tax on agency fees \$13.50 \$16.24

(* includes Tax)

RayWhite

Central

Tax Invoice
Account OWN04376

Statement #8 31 May 2023

Money In	\$2,900.00
Money Out	\$223.30
You Received	\$2,676.70

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	Money Out	MOHEY III
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Contract Contract		\$580.00
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	The state of the s	0500.00
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	\$223.30	
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\$2,676.70

\$223.30

\$0.00

\$2,900.00

Bowman Future Fund Pty Ltd atf Bowman Superannuati 47 Wanstead Street North Coogee WA 6163

Details for Account OWN04376
Balance brought forward

153 Kosciuszko Road, Thurgoona NSW 2640

Rented for \$580.00 per week
Danielle Hooper & Peter Flakelar paid to 4/06/2023

Rent paid to 7/05/2023 (previously paid to 30/04/2023) Rent paid to 14/05/2023 (previously paid to 7/05/2023) Rent paid to 21/05/2023 (previously paid to 14/05/2023) Rent paid to 28/05/2023 (previously paid to 21/05/2023) Rent paid to 4/06/2023 (previously paid to 28/05/2023)

Management Fee *

Total

Account Transactions

Withdrawal by EFT to owner Bowman Future Fund Pty Ltd [EFT Transfer to Bowman Future Fund Pty Ltd, (066164) - ***023]

Balance remaining

GST Summary
Total Tax on agency fees
(* includes Tax)

\$20.30





Bowman Future Fund Pty Ltd atf Bowman Superannuati 47 Wanstead Street North Coogee WA 6163 Tax Invoice
Account OWN04376
Statement #9
30 Jun 2023

Money In	\$2,320.00
Money Out	\$178.64
You Received	\$2,141.36

Details for Account OWN04376	Money Out	Money In
Balance brought forward		\$0.00
153 Kosciuszko Road, Thurgoona NSW 2640		
Rented for \$580.00 per week Danielle Hooper & Peter Flakelar paid to 2/07/2023		
Rent paid to 11/06/2023 (previously paid to 4/06/2023)		\$580.00
Rent paid to 18/06/2023 (previously paid to 11/06/2023)		\$580.00
Rent paid to 25/06/2023 (previously paid to 18/06/2023)		\$580.00
Rent paid to 2/07/2023 (previously paid to 25/06/2023)		\$580.00
Management Fee *	\$178.64	
Total	\$178.64	\$2,320.00
Account Transactions		
Withdrawal by EFT to owner Bowman Future Fund Pty Ltd	\$2,141.36	
EFT Transfer to: Bowman Future Fund Pty Ltd, (066164) - ***023]		
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees (* includes Tax)

\$16.24