

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:



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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	\$1,970.24

Account Transactions

Withdrawal by EFT to owner Bowman Future Fund Pty Ltd

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

Balance remaining

\$1,825.48	
	\$0.00

GST Summary

Total Tax on agency fees

(* includes Tax)

\$13.16



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Tax Invoice

Account OWN01648
Statement #25
31 Aug 2022

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

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

Details for Account OWN01648

Balance brought forward

Money Out	Money In
	\$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

Account Transactions

Withdrawal by EFT to owner Bowman Future Fund Pty Ltd

\$2,169.05

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

Balance remaining

\$0.00

GST Summary

Total Tax on agency fees

\$16.45

(* includes Tax)



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Tax Invoice

Account OWN01648

Statement #26

30 Sep 2022

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

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

Details for Account OWN01648

Balance brought forward

\$0.00

153 Kosciuszko Road, Thurgoona NSW 2640

Rented for \$470.00 per week

Jennifer Rebecca Walls paid to 4/10/2022

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)

\$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

Repairs - Mobile Work Master - HJ & JD McGown - Mobile Work Master *

\$165.00

Management Fee *

\$144.76

Total

\$309.76

\$1,880.00

Account Transactions

Withdrawal by EFT to owner Bowman Future Fund Pty Ltd

\$1,570.24

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

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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Tax Invoice

Account OWN01648

Statement #27

17 Oct 2022

Superannuat

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

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

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 18/10/2022		
Rent paid to 11/10/2022 (previously paid to 4/10/2022)	\$470.00	\$470.00
Rent paid to 18/10/2022 (previously paid to 11/10/2022)	\$470.00	\$470.00
Smoke Alarm Compliance - BCMC Safety Solutions *	\$149.00	
Management Fee *	\$72.38	
Total	\$221.38	\$940.00

Account Transactions

Withdrawal by EFT to owner Bowman Future Fund Pty Ltd [EFT Transfer to: Bowman Future Fund Pty Ltd, (066164) - ***023]	\$718.62	
Balance remaining		\$0.00

GST Summary

Total Tax on attached expenses	\$13.55
Total Tax on agency fees	\$6.58
(* includes Tax)	



4/453 Townsend St
Albury NSW 2640
(w) 02 6041 0799
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Albury
Central

Tax Invoice

Account OWN04376

Statement #1

31 Oct 2022

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

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

Details for Account OWN04376

Balance brought forward

Money Out	Money In
	\$0.00

153 Kosciuszko Road, Thurgoona NSW 2640

Rented for \$470.00 per week

Jennifer Rebecca Walls paid to 1/11/2022

Rent paid to 25/10/2022 (previously paid to 18/10/2022)

\$470.00

Rent paid to 1/11/2022 (previously paid to 25/10/2022)

\$470.00

Management Fee *

\$72.38

Total

\$72.38

\$940.00

Account Transactions

Withdrawal by EFT to owner Bowman Future 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)



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Tax Invoice

Account OWN04376

Statement #2

30 Nov 2022

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

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

Details for Account OWN04376

Balance brought forward \$0.00

153 Kosciuszko Road, Thurgoona NSW 2640

Rented for \$470.00 per week

Jennifer Rebecca Walls paid to 6/12/2022

	Money Out	Money In
Rent paid to 8/11/2022 (previously paid to 1/11/2022)		\$470.00
Rent paid to 15/11/2022 (previously paid to 8/11/2022)		\$470.00
Rent paid to 22/11/2022 (previously paid to 15/11/2022)		\$470.00
Rent paid to 29/11/2022 (previously paid to 22/11/2022)		\$470.00
Rent paid to 6/12/2022 (previously paid to 29/11/2022)		\$470.00
Management Fee *	\$180.95	
Total	\$180.95	\$2,350.00

Account Transactions

Withdrawal by EFT to owner Bowman Future Fund Pty Ltd \$2,169.05
 [EFT Transfer to: Bowman Future Fund Pty Ltd, (066164) - ***023]

Balance remaining \$0.00

GST Summary

Total Tax on agency fees \$16.45

(* includes Tax)



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Bowman Future Fund Pty Ltd aff Bowman Superannuat
 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

Money Out	Money In
	\$0.00

153 Kosciuszko Road, Thurgoona NSW 2640

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

Balance remaining \$0.00

GST Summary

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

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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	Money 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		
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]	\$1,826.89	
Balance remaining		\$0.00

GST Summary

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

Account OWN04376

Statement #5

28 Feb 2023

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

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

Details for Account OWN04376

Balance brought forward

\$0.00

153 Kosciuszko Road, Thurgoona NSW 2640

Rented for \$470.00 per week

Jennifer 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

Account Transactions

Withdrawal 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

GST Summary

Total Tax on attached expenses

\$17.50

Total Tax on agency fees

\$13.16

(* includes Tax)



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Tax Invoice

Account OWN04376

Statement #6

31 Mar 2023

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

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

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 2/04/2023		
Rent paid to 7/03/2023 (previously paid to 28/02/2023)		\$470.00
Tenant Jennifer Rebecca Walls		
Rent paid to 15/03/2023 (previously paid to 7/03/2023)		\$537.14
Tenant Jennifer Rebecca Walls		
Rent paid to 2/04/2023 (moved in 20/03/2023)		\$1,160.00
Water Account 9/10/22 - 15/03/23 - 60KL @ \$1.41		\$84.60
Water Account 10/10/21 - 6/2/22 - 67KL @ \$1.41		\$94.47
Management Fee *	\$166.86	
Let Fee *	\$638.00	
Lease Preparation Fee	\$33.00	
Advertising Fee *	\$121.00	
Total	\$958.86	\$2,346.21

Account Transactions

Withdrawal by EFT to owner Bowman Future Fund Pty Ltd	\$1,387.35	
[EFT Transfer to: Bowman Future Fund Pty Ltd, (066164) - ***023]		
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees	\$84.17
(* includes Tax)	

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Bowman Future Fund Pty Ltd atf Bowman Superannuation
 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

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

Money Out	Money In
	\$0.00
	\$580.00
	\$580.00
	\$580.00
	\$580.00
\$148.50	
\$178.64	
\$327.14	\$2,320.00

Account Transactions

Withdrawal by EFT to owner Bowman Future Fund Pty Ltd

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

\$1,992.86

Balance remaining

\$0.00

GST Summary

Total Tax on attached expenses \$13.50

Total Tax on agency fees \$16.24

(* includes Tax)

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

Tax Invoice

Account OWN04376

Statement #8

31 May 2023

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

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

Money Out

Money In

\$0.00

\$580.00

\$580.00

\$580.00

\$580.00

\$580.00

\$223.30

\$223.30

\$2,900.00

Account Transactions

Withdrawal by EFT to owner-Bowman Future Fund Pty Ltd

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

Balance remaining

\$2,676.70

\$0.00

GST Summary

Total Tax on agency fees

(* includes Tax)

\$20.30

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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 [EFT Transfer to: Bowman Future Fund Pty Ltd, (066164) - ***023]	\$2,141.36	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees \$16.24
(* includes Tax)