

Unit 1747 Sophias Dr # 104 - Lakes at Viera East (1-10)

1747 Sophias Dr # 104 - 5663 Star Rush Dr, Melbourne, FL, Brevard 32940

Unit Information

MLS Number: 1016434
 Status: Active
 Size: 1,020 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Unassigned
 View: Pond
 List Price: \$219,500
 List PPSF: \$215
 Valuated Price: \$190,000
 Valuated PPSF: \$186

The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.

Building Information

Number of units: 200
 Number of active listings for rent: 0
 Number of active listings for sale: 10
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 23
 Number of sales over the last 6 months: 10
 Number of sales over the last 3 months: 3

Building Association Information

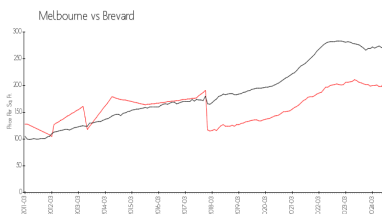
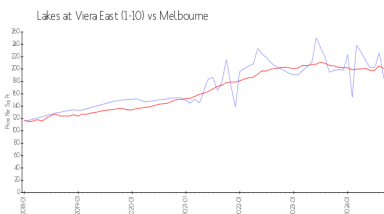
Viera East
 Fairway Management
 phone (321-777-7575)

<http://www.vecainc.com/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
205	679 sq ft	Sep 2024	\$50,000	\$74
108	1,088 sq ft	Sep 2024	\$65,000	\$60
208	1,278 sq ft	Aug 2024	\$245,000	\$192
303	679 sq ft	Aug 2024	\$179,000	\$264
303	679 sq ft	Jul 2024	\$179,000	\$264

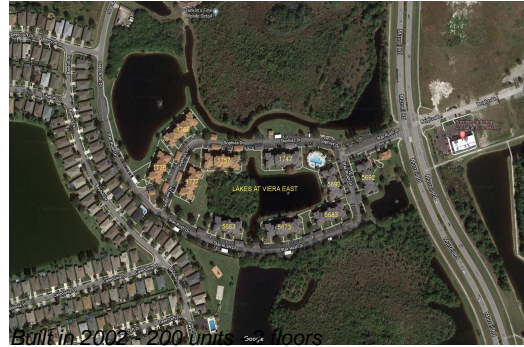
Market Information



Lakes at Viera East (1-10):	\$186/sq. ft.	Melbourne:	\$201/sq. ft.
Melbourne:	\$201/sq. ft.	Brevard:	\$255/sq. ft.

Inventory for Sale

Lakes at Viera East (1-10) 5%
 Melbourne 2%
 Brevard 2%



Avg. Time to Close Over Last 12 Months

Lakes at Viera East (1-10)	62 days
Melbourne	1262 days
Brevard	305 days