

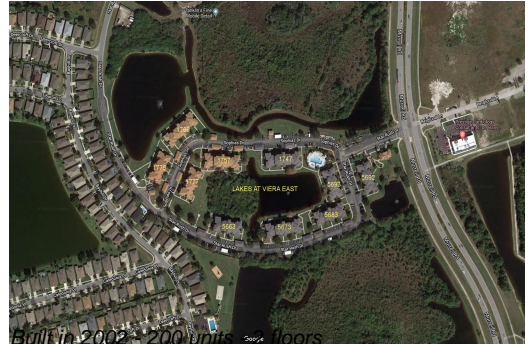
Unit 5692 Star Rush Dr # 208 - Lakes at Viera East (1-10)

5692 Star Rush Dr # 208 - 5663 Star Rush Dr, Melbourne, FL, Brevard 32940

Unit Information

MLS Number: 1021125
 Status: Active
 Size: 1,139 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Additional
 Parking, Detached, Garage, Garage Door Opener, Gated
 View: Pond
 List Price: \$248,500
 List PPSF: \$218
 Valuated Price: \$210,000
 Valuated PPSF: \$184

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: 9
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 22
 Number of sales over the last 6 months: 7
 Number of sales over the last 3 months: 2

Building Association Information

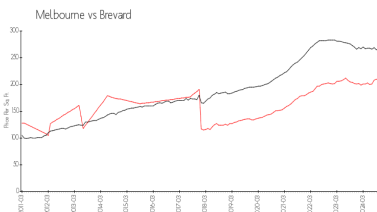
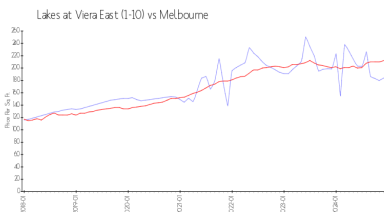
Viera East
 Fairway Management
 phone (321-777-7575)

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
301	1,020 sq ft	Jan 2025	\$223,000	\$219
207	1,278 sq ft	Nov 2024	\$230,000	\$180
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

Market Information



Lakes at Viera East (1-10):	\$184/sq. ft.	Melbourne:	\$212/sq. ft.
Melbourne:	\$212/sq. ft.	Brevard:	\$260/sq. ft.

Inventory for Sale

Lakes at Viera East (1-10)	5%
Melbourne	2%
Brevard	3%

Avg. Time to Close Over Last 12 Months

Lakes at Viera East (1-10)	65 days
Melbourne	1017 days
Brevard	272 days