

# Unit 1140 Luminary Cir # 103 - Sonesta Walk

1140 Luminary Cir # 103 - 4530 Radiant Wy, Melbourne, FL, Brevard 32901

## Unit Information

MLS Number:	1025715
Status:	Active
Size:	1,277 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Detached,Garage,Garage Door Opener
View:	City
List Price:	\$300,000
List PPSF:	\$235
Valuated Price:	\$315,000
Valuated PPSF:	\$247

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:	306
Number of active listings for rent:	0
Number of active listings for sale:	3
Building inventory for sale:	0%
Number of sales over the last 12 months:	15
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	2

## Building Association Information

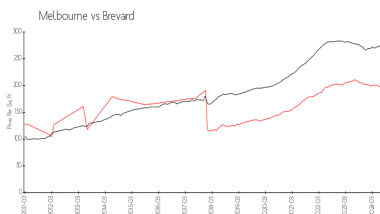
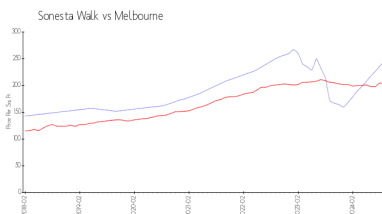
Sonesta Walk HOA  
Address: 515 Radiant Way,  
Melbourne, FL 32901

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
UN 101	1,008 sq ft	Sep 2024	\$84,900	\$84
103	1,277 sq ft	Aug 2024	\$300,000	\$235
101	1,277 sq ft	Aug 2024	\$299,900	\$235
101	1,277 sq ft	Jul 2024	\$295,000	\$231
104	1,008 sq ft	May 2024	\$267,000	\$265

## Market Information



Sonesta Walk:	\$246/sq. ft.	Melbourne:	\$201/sq. ft.
Melbourne:	\$201/sq. ft.	Brevard:	\$255/sq. ft.

## Inventory for Sale

Sonesta Walk	1%
Melbourne	2%
Brevard	2%

## Avg. Time to Close Over Last 12 Months



Sonesta Walk  
Melbourne  
Brevard

40 days  
1262 days  
305 days