

Unit 6440 Borasco Dr # 1502 - Three Fountains of Viera (1-10)

6440 Borasco Dr # 1502 - 6411 Borasco Dr, Melbourne, FL, Brevard 32940

Unit Information

MLS Number:	1028698
Status:	Active
Size:	598 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	Additional Parking,Assigned
View:	
List Price:	\$175,000
List PPSF:	\$293
Valuated Price:	\$102,000
Valuated PPSF:	\$171

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:	250
Number of active listings for rent:	0
Number of active listings for sale:	22
Building inventory for sale:	8%
Number of sales over the last 12 months:	17
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

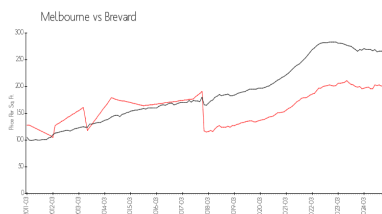
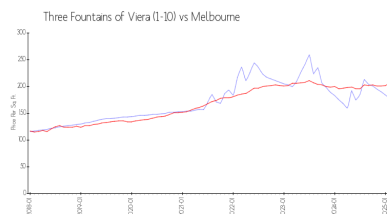
Building Association Information

Three Fountains of Viera
Address: 6401 Borasco Dr,
Melbourne, FL 32940
Phone: +1 321-631-7780

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2601	1,157 sq ft	Mar 2025	\$199,000	\$172
3703	1,157 sq ft	Sep 2024	\$82,000	\$71
3610	1,157 sq ft	Sep 2024	\$72,000	\$62
3304	598 sq ft	Sep 2024	\$50,000	\$84
3208	1,088 sq ft	Sep 2024	\$73,100	\$67
1704	868 sq ft	Sep 2024	\$61,500	\$71

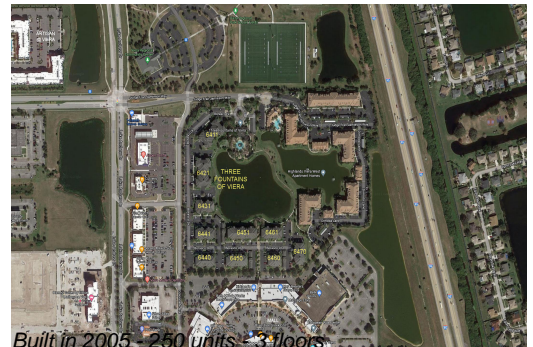
Market Information



Three Fountains of Viera (1-10):	\$172/sq. ft.	Melbourne:	\$205/sq. ft.
Melbourne:	\$205/sq. ft.	Brevard:	\$257/sq. ft.

Inventory for Sale

Three Fountains of Viera (1-10)	9%
Melbourne	2%
Brevard	3%



Avg. Time to Close Over Last 12 Months

Three Fountains of Viera (1-10)	88 days
Melbourne	1077 days
Brevard	281 days