

# Unit 105 - Golfview Club at Fontainebleau Park 3

105 - 9586 Fontainebleau Blvd, Fontainebleau, FL, Miami-Dade 33172

## Unit Information

MLS Number:	A11663492
Status:	Pending
Size:	1,000 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces,Assigned Parking
View:	
List Price:	\$260,000
List PPSF:	\$260
Valuated Price:	\$233,000
Valuated PPSF:	\$233

*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:	77
Number of active listings for rent:	0
Number of active listings for sale:	2
Building inventory for sale:	2%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

## Building Association Information

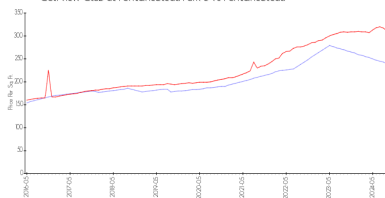
Golfview Club At Fontainebleau  
 9688 Fontainebleau Blvd,  
 Miami, FL 33172  
 (305) 228-6328

## Recent Sales

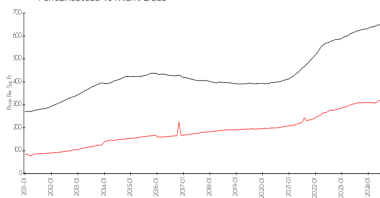
Unit #	Size	Closing Date	Sale Price	PPSF
201	914 sq ft	Apr 2024	\$234,700	\$257
507	1,000 sq ft	Jan 2024	\$220,000	\$220
108	1,000 sq ft	Nov 2023	\$270,000	\$270

## Market Information

Golfview Club at Fontainebleau Park 3 vs Fontainebleau



Fontainebleau vs Miami-Dade



Golfview Club at Fontainebleau Park 3: \$240/sq. ft.

Fontainebleau: \$311/sq. ft.

Fontainebleau: \$311/sq. ft.

Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Golfview Club at Fontainebleau Park 3	3%
Fontainebleau	1%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months



Golfview Club at Fontainebleau Park 3	48 days
Fontainebleau	41 days
Miami-Dade	86 days