Model Development Phase Template

Feature	Description	Selected (Yes/No)	Reasoning
Transaction date	The unique identifier for each record	Yes	Used as the primary key to uniquely identify records
House age	The age of the house(in years)	No	Typically not needed for linear regression modelling
Distance to the nearest MRT station	The distance from the property to the nearest MRT station (in meters)	No	Useful as a predictor since proximity to transport can affect property value
Number of convenience stores	The number of convenience stores within walking distance	Yes	Can be a significant predictor as proximity to amenities affects property value

| latitude | The latitude coordinate of the property | Yes | | Important for location-based analysis and predictions |
| longitude | The longitude coordinate of the property | Yes | | Important for location-based analysis and predictions |

Date	8 July 2024
Team ID	740138
Project Title	Identification Of Methodology Used In Real Estate Property Valuation
Maximum Marks	5 Marks

Feature Selection Report Template

In the forthcoming update, each feature will be accompanied by a brief description. Users will indicate whether it's selected or not, providing reasoning for their decision. This process will streamline decision-making and enhance transparency in feature selection.

House price of unit area	The target variable, representing the price per unit area of the house	Yes	Essential for modeling as it is the variable being predicted