# **Melbourne Real Estate Insights**

## **Group Members (Group 5)**

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## **Project Description/Outline:**

This comprehensive project seeks to unravel the intricate dynamics of the real estate market in Melbourne by exploring the impact of interest rates, identifying optimal investment locations, and assessing the influence of economic shifts on different areas. Through the integration of historical real estate data, financial indicators, and diverse APIs, the analysis aims to provide actionable insights for investors, homebuyers, and policymakers.

1. **Real Estate vs. Interest Rates:**  
   How do changes in interest rates impact the real estate market in Melbourne?

* Explore historical real estate data alongside interest rate data. Analyse how fluctuations in interest rates correlate with changes in property values, sales volume, and market dynamics in different neighbourhoods of Melbourne

1. **Optimal Location for Real Estate Investment:**

What criteria define a good location for real estate investment in Melbourne?

* Providing data on crime rates, school ratings, amenities, and public transportation. Develop a scoring system to identify areas with high investment potential based on these criteria.

1. **Impact Analysis on Melbourne Areas:**  
   Which areas in Melbourne were more significantly affected by economic factors, and how did this impact the real estate market?

* Analyse historical real estate data alongside economic indicators to identify areas in Melbourne that experienced notable fluctuations in property values due to economic shifts.