03. Technical Data Specification

Data Dictionary

Field Name	Data Type	Description	Calculation Logic
`Price`	Float	The property sale price	Raw Data (Source: Kaggle)
`Est_Annual_Rent`	Float	Estimated rent per year	`Price * 0.04` (See BR-05)
`Is_Affordable`	Boolean	True if Rent < 30% Income	Calculated in Python

Field Name	Data Type	Description	Allowed Values / Codes
Suburb	Text	Name of the suburb where the property is located.	e.g., Abbotsford, Richmond
Address	Text	Specific street address of the property.	e.g., 85 Turner St
Rooms	Integer	Number of rooms listed for the property.	1, 2, 3, 4, etc.
Price	Currency (AUD)	The price the property was sold for (or listed bid).	e.g., 1480000.00

Method	Text	The status of the sale or auction result.	**S** = Sold **SP** = Sold Prior **PI** = Passed In **PN** = Sold Prior Not Disclosed **SN** = Sold Not Disclosed **NB** = No Bid **VB** = Vendor Bid **W** = Withdrawn **SA** = Sold After Auction **SS** = Sold After Auction (Price Hidden) **N/A** = Price/Bid Not Available
Type	Text	The physical classification of the property.	**h** = House, Cottage, Villa, Semi, Terrace

			u = Unit, Duplex **t** = Townhouse **dev site** = Development Site **o res** = Other Residential
SellerG	Text	The Real Estate Agency handling the sale.	e.g., Biggin, Nelson, Jellis
Date	Date	The date the property was sold.	DD/MM/YYYY
Distance	Float	Distance from the Central Business District (CBD).	Measured in Kilometres (e.g., 2.5)
Regionname	Text	The general metropolitan region of the suburb.	e.g., Western Metropolitan, Northern Metropolitan
Propertycount	Integer	Total number of properties that exist in the suburb.	e.g., 4019
Bedroom2	Integer	Number of bedrooms (scraped from	May differ slightly from 'Rooms'.

		secondary source).	
Bathroom	Integer	Number of bathrooms in the property.	1, 2, 3, etc.
Car	Integer	Number of car parking spots included.	0, 1, 2, etc.
Landsize	Float	Total land area of the property.	Measured in Square Metres.
BuildingArea	Float	Total floor area of the building.	Measured in Square Metres.
YearBuilt	Year	The year the property was originally constructed.	e.g., 1900, 2015
CouncilArea	Text	The local government/council responsible for the area.	e.g., Yarra City Council
Lattitude	Float	Geographic latitude coordinate.	e.g., -37.7996
Longtitude	Float	Geographic longitude coordinate.	e.g., 144.9984