Formula for universal:

Highest Accuracy: 0.5842877240818745

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Coefficient:

[ **1.26835529e-04 -1.26722925e+03 5.12659926e+04 -4.75249476e+02**

**4.99393695e+03 1.24650570e+03 2.99344958e+03**]

Intercept:

**-6155097.82499992**

Formula:

(month \* **0.000126835529**) + (town \* **-1267.22925**) +

(flat\_type \* **51265.9926**) + (flat\_model \* **-475.249476**) +

(storey\_range \* **4993.93695**) + (floor\_area\_sqm \* **1246.50570**) +

(lease\_commence\_date \* **2993.44958**) + (**-6155097.82499992**)

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Predicted price: 161626.81619458366 Data: [8.309088e+08 2.000000e+00 3.000000e+00 1.400000e+01 1.100000e+01

6.800000e+01 1.980000e+03] Actural price: 195000.0

Predicted price: 432810.8050743677 Data: [1.646784e+09 1.200000e+01 5.000000e+00 7.000000e+00 5.000000e+00

1.230000e+02 1.992000e+03] Actural price: 360000.0

Predicted price: 262164.1307133483 Data: [9.36144e+08 1.00000e+00 4.00000e+00 1.40000e+01 1.10000e+01 9.10000e+01

1.98200e+03] Actural price: 265000.0

Predicted price: 74130.56639369391 Data: [6.99408e+08 1.10000e+01 3.00000e+00 2.00000e+00 8.00000e+00 5.90000e+01

1.96700e+03] Actural price: 30000.0

Predicted price: 252972.01875653025 Data: [8.44128e+08 9.00000e+00 4.00000e+00 1.20000e+01 2.00000e+00 1.10000e+02

1.99300e+03] Actural price: 323000.0

Predicted price: 255636.92627211567 Data: [1.6566336e+09 1.0000000e+00 3.0000000e+00 1.4000000e+01 8.0000000e+00

6.8000000e+01 1.9810000e+03] Actural price: 137000.0

Predicted price: 389910.9925273638 Data: [1.6579296e+09 2.2000000e+01 4.0000000e+00 1.1000000e+01 1.4000000e+01

8.5000000e+01 2.0000000e+03] Actural price: 435000.0

Predicted price: 332774.31977303326 Data: [1.6673472e+09 1.0000000e+01 4.0000000e+00 1.4000000e+01 1.1000000e+01

9.2000000e+01 1.9780000e+03] Actural price: 213000.0

Predicted price: 199209.66513287835 Data: [8.651232e+08 2.000000e+00 4.000000e+00 1.400000e+01 2.000000e+00

9.200000e+01 1.979000e+03] Actural price: 290000.0

Predicted price: 527704.0426920177 Data: [1.670976e+09 1.800000e+01 6.000000e+00 8.000000e+00 8.000000e+00

1.500000e+02 1.992000e+03] Actural price: 760000.0

Formula for missing month:

Highest Accuracy: 0.4939304279304355

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Coefficient:

[**-1313.31864428 55454.75854659 -1367.02255457 5035.24134963**

**922.21589048 4812.1420936** ]

Intercept:

**-9574598.950433291**

Formula:

(town \* **-1313.31864428**) + (flat\_type \* **55454.75854659**) +

(flat\_model \* **-1367.02255457**) + (storey\_range \* **5035.24134963**) +

(floor\_area\_sqm \* **922.21589048**) + (lease\_commence\_date \* **4812.1420936**) +

(**-9574598.950433291**)

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Predicted Final grade: 150871.04287595302 Data: [ 11. 3. 7. 3. 59. 1977.] Final grade: 290000.0

Predicted Final grade: 338879.8550101016 Data: [ 12. 4. 12. 8. 106. 1992.] Final grade: 270000.0

Predicted Final grade: 196762.4739914406 Data: [ 14. 3. 12. 5. 73. 1984.] Final grade: 90000.0

Predicted Final grade: 360917.1161131803 Data: [ 14. 4. 12. 8. 91. 2000.] Final grade: 270000.0

Predicted Final grade: 190042.54342140816 Data: [ 15. 3. 7. 8. 59. 1981.] Final grade: 373000.0

Predicted Final grade: 193307.27563302964 Data: [ 14. 3. 14. 5. 67. 1985.] Final grade: 125000.0

Predicted Final grade: 227280.54410882667 Data: [ 4. 3. 14. 8. 68. 1986.] Final grade: 232000.0

Predicted Final grade: 461225.9025278073 Data: [ 11. 6. 9. 5. 155. 1987.] Final grade: 515000.0

Predicted Final grade: 169687.697648542 Data: [ 10. 3. 14. 5. 67. 1979.] Final grade: 191000.0

Predicted Final grade: 268100.0428413823 Data: [ 11. 4. 6. 2. 83. 1986.] Final grade: 140000.0

Formula for missing town:

Highest Accuracy: 0.5746578155432586

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Coefficient:

[**1.26982648e-04 5.38904544e+04 9.62729088e+01 5.21810994e+03**

**1.14927764e+03 2.73121987e+03**]

Intercept:

**-5660977.712406056**

Formula:

(month \* **0.000126982648**) + (flat\_type \* **53890.4544**) +

(flat\_model \* **96.2729088**) + (storey\_range \* **5218.10994**) +

(floor\_area\_sqm \* **1149.27764**) + (lease\_commence\_date \* **2731.21987**) +

(**-5660977.712406056**)

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Predicted Final grade: 204356.62084708363 Data: [1.6521408e+09 3.0000000e+00 1.4000000e+01 2.0000000e+00 6.7000000e+01

1.9790000e+03] Final grade: 308000.0

Predicted Final grade: 510996.25552253425 Data: [1.6673472e+09 6.0000000e+00 9.0000000e+00 8.0000000e+00 1.4800000e+02

1.9860000e+03] Final grade: 418000.0

Predicted Final grade: 161305.00729225576 Data: [6.969024e+08 3.000000e+00 1.200000e+01 1.100000e+01 7.300000e+01

1.988000e+03] Final grade: 52000.0

Predicted Final grade: 437136.6665900042 Data: [1.6471296e+09 5.0000000e+00 7.0000000e+00 5.0000000e+00 1.1100000e+02

2.0010000e+03] Final grade: 507000.0

Predicted Final grade: 504495.0287515512 Data: [1.6504992e+09 5.0000000e+00 7.0000000e+00 1.7000000e+01 1.1000000e+02

2.0030000e+03] Final grade: 438000.0

Predicted Final grade: 460521.9828760838 Data: [1.6651008e+09 5.0000000e+00 7.0000000e+00 8.0000000e+00 1.3000000e+02

1.9950000e+03] Final grade: 352000.0

Predicted Final grade: 377664.8671680661 Data: [9.255168e+08 5.000000e+00 7.000000e+00 1.100000e+01 1.260000e+02

1.995000e+03] Final grade: 348000.0

Predicted Final grade: 482681.7438195655 Data: [1.649376e+09 4.000000e+00 1.200000e+01 2.600000e+01 9.200000e+01

2.005000e+03] Final grade: 355000.0

Predicted Final grade: 391370.46308238246 Data: [1.6417728e+09 4.0000000e+00 1.2000000e+01 1.1000000e+01 9.1000000e+01

2.0010000e+03] Final grade: 375000.0

Predicted Final grade: 374590.88654646 Data: [1.6714944e+09 3.0000000e+00 1.2000000e+01 1.7000000e+01 6.9000000e+01

2.0110000e+03] Final grade: 355000.0

Formula for missing flat\_type:

Highest Accuracy: 0.5720251733937304

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Coefficient:

[ **1.27677219e-04 -1.36522641e+03 -2.27152864e+03 5.19176076e+03**

**2.95605002e+03 3.24685415e+03**]

Intercept:

**-6600899.204776923**

Formula:

(month \* **0.000127677219**) + (town \* **-1365.22641**) +

(flat\_model \* **-2271.52864**) + (storey\_range \* **5191.76076**) +

(floor\_area\_sqm \*  **2956.05002**) + (lease\_commence\_date \* **3246.85415**) +

(**-6600899.204776923**)

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Predicted Final grade: 349647.3392792409 Data: [1.6462656e+09 6.0000000e+00 1.2000000e+01 2.0000000e+00 1.0400000e+02

1.9890000e+03] Final grade: 187000.0

Predicted Final grade: 166358.5525084082 Data: [8.862912e+08 1.500000e+01 7.000000e+00 1.100000e+01 7.800000e+01

1.972000e+03] Final grade: 197000.0

Predicted Final grade: 203680.81693401653 Data: [9.281952e+08 1.100000e+01 1.400000e+01 5.000000e+00 9.300000e+01

1.981000e+03] Final grade: 252000.0

Predicted Final grade: 205475.94370638207 Data: [8.598528e+08 2.400000e+01 1.200000e+01 2.000000e+00 1.030000e+02

1.984000e+03] Final grade: 340000.0

Predicted Final grade: 274604.5846773507 Data: [1.6498944e+09 2.2000000e+01 1.2000000e+01 1.4000000e+01 4.5000000e+01

2.0070000e+03] Final grade: 265000.0

Predicted Final grade: 215389.2358167572 Data: [1.6704576e+09 2.0000000e+01 7.0000000e+00 8.0000000e+00 6.5000000e+01

1.9750000e+03] Final grade: 340000.0

Predicted Final grade: 385326.908059665 Data: [1.6505856e+09 9.0000000e+00 1.2000000e+01 5.0000000e+00 1.1200000e+02

1.9890000e+03] Final grade: 480000.0

Predicted Final grade: 383953.3046559971 Data: [1.6462656e+09 2.6000000e+01 7.0000000e+00 2.0000000e+00 1.2100000e+02

1.9890000e+03] Final grade: 240000.0

Predicted Final grade: 459839.8510679174 Data: [1.6440192e+09 1.4000000e+01 7.0000000e+00 8.0000000e+00 1.2300000e+02

1.9960000e+03] Final grade: 273000.0

Predicted Final grade: 484736.18131624535 Data: [1.666224e+09 1.900000e+01 3.000000e+00 5.000000e+00 1.130000e+02

2.016000e+03] Final grade: 600000.0

Formula for missing flat\_model:

Highest Accuracy: 0.5793827695544262

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Coefficient:

[ **1.26995668e-04 -1.23692354e+03 5.40900021e+04 5.03322205e+03**

**1.16299269e+03 2.95485262e+03**]

Intercept:

**-6087258.135671058**

Formula:

(month \* **0.000126995668**) + (town \* **-1236.92354**) +

(flat\_type \* **54090.0021**) + (storey\_range \* **5033.22205**) +

(floor\_area\_sqm \*  **1162.99269**) + (lease\_commence\_date \* **2954.85262**) +

(**-6087258.135671058**)

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Predicted Final grade: 387892.98442411236 Data: [1.6685568e+09 2.7000000e+01 5.0000000e+00 2.0000000e+00 1.2200000e+02

1.9880000e+03] Final grade: 405000.0

Predicted Final grade: 495933.8401738377 Data: [1.670976e+09 1.900000e+01 5.000000e+00 1.400000e+01 1.110000e+02

2.005000e+03] Final grade: 445000.0

Predicted Final grade: 351196.71714108624 Data: [1.6603488e+09 2.0000000e+01 4.0000000e+00 2.0000000e+00 1.0500000e+02

1.9980000e+03] Final grade: 650000.0

Predicted Final grade: 422871.05859989766 Data: [1.6630272e+09 9.0000000e+00 4.0000000e+00 1.4000000e+01 9.0000000e+01

2.0030000e+03] Final grade: 430000.0

Predicted Final grade: 173044.34272646718 Data: [9.229248e+08 1.500000e+01 4.000000e+00 2.000000e+00 8.800000e+01

1.974000e+03] Final grade: 212000.0

Predicted Final grade: 160565.9782861555 Data: [6.915456e+08 1.400000e+01 3.000000e+00 2.000000e+01 6.500000e+01

1.976000e+03] Final grade: 24000.0

Predicted Final grade: 430968.2014518548 Data: [8.836128e+08 1.800000e+01 6.000000e+00 8.000000e+00 1.500000e+02

1.993000e+03] Final grade: 462000.0

Predicted Final grade: 429694.08416133 Data: [1.6603488e+09 1.2000000e+01 5.0000000e+00 8.0000000e+00 1.2200000e+02

1.9860000e+03] Final grade: 562000.0

Predicted Final grade: 421866.73149907123 Data: [1.6487712e+09 2.6000000e+01 5.0000000e+00 5.0000000e+00 1.1900000e+02

1.9960000e+03] Final grade: 290000.0

Predicted Final grade: 460667.27695902716 Data: [1.6442784e+09 1.8000000e+01 5.0000000e+00 1.1000000e+01 1.2600000e+02

1.9930000e+03] Final grade: 323000.0

Formula for missing storey\_range:

Highest Accuracy: 0.5584322752543716

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Coefficient:

[ **1.27184447e-04 -1.52666869e+03 5.74508545e+04 -8.78057938e+02**

**1.01210091e+03 3.39949295e+03**]

Intercept:

**-6919275.947682313**

Formula:

(month \* **0.000127184447**) + (town \* **-1526.66869**) +

(flat\_type \* **57450.8545**) + (flat\_model \* **-878.057938**) +

(floor\_area\_sqm \*  **1012.10091**) + (lease\_commence\_date \* **3399.49295**) +

(**-6919275.947682313**)

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Predicted Final grade: 142537.60750314035 Data: [9.518688e+08 2.300000e+01 3.000000e+00 1.400000e+01 6.700000e+01

1.985000e+03] Final grade: 166000.0

Predicted Final grade: 231142.64291897975 Data: [1.6673472e+09 5.0000000e+00 3.0000000e+00 7.0000000e+00 6.5000000e+01

1.9750000e+03] Final grade: 138000.0

Predicted Final grade: 247636.4475365309 Data: [1.6461792e+09 1.2000000e+01 3.0000000e+00 1.4000000e+01 6.7000000e+01

1.9850000e+03] Final grade: 123000.0

Predicted Final grade: 194900.07076655515 Data: [1.6518816e+09 1.1000000e+01 3.0000000e+00 2.0000000e+00 5.6000000e+01

1.9690000e+03] Final grade: 120000.0

Predicted Final grade: 238816.66778187174 Data: [1.6566336e+09 2.4000000e+01 3.0000000e+00 7.0000000e+00 6.9000000e+01

1.9850000e+03] Final grade: 170000.0

Predicted Final grade: 108459.49094802793 Data: [1.6650144e+09 2.0000000e+01 2.0000000e+00 2.0000000e+00 4.6000000e+01

1.9670000e+03] Final grade: 119000.0

Predicted Final grade: 243765.55126135983 Data: [7.6248e+08 2.0000e+00 4.0000e+00 1.2000e+01 1.0400e+02 1.9840e+03] Final grade: 195000.0

Predicted Final grade: 406876.80205036514 Data: [1.6496352e+09 1.1000000e+01 4.0000000e+00 1.2000000e+01 9.0000000e+01

2.0070000e+03] Final grade: 620000.0

Predicted Final grade: 254083.2566034142 Data: [1.6513632e+09 1.4000000e+01 3.0000000e+00 1.2000000e+01 7.4000000e+01

1.9850000e+03] Final grade: 147500.0

Predicted Final grade: 226910.89877296146 Data: [8.231328e+08 2.700000e+01 4.000000e+00 1.200000e+01 1.040000e+02

1.988000e+03] Final grade: 272000.0

Formula for missing floor\_area\_sqm:

Highest Accuracy: 0.5758534047380706

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Coefficient:

[ **1.25540167e-04 -1.20197478e+03 8.50181870e+04 5.75880275e+02**

**4.86196826e+03 2.96793391e+03**]

Intercept:

**-6128662.537835489**

Formula:

(month \* **0.000125540167**) + (town \* **-1201.97478**) +

(flat\_type \* **85018.1870**) + (flat\_model \* **575.880275**) +

(storey\_range \*  **4861.96826**) + (lease\_commence\_date \* **2967.93391**) +

(**-6128662.537835489**)

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Predicted Final grade: 80316.96852161549 Data: [638928000 27 3 14 2 1984] Final grade: 51500.0

Predicted Final grade: 287384.56119995937 Data: [925516800 18 4 12 11 1995] Final grade: 274000.0

Predicted Final grade: 385958.28014238365 Data: [1641081600 6 4 12 8 1998] Final grade: 212000.0

Predicted Final grade: 34840.5019988846 Data: [691545600 25 3 7 2 1967] Final grade: 38000.0

Predicted Final grade: 228224.09112996887 Data: [1670630400 25 3 7 11 1976] Final grade: 295000.0

Predicted Final grade: 439449.2875749096 Data: [1649635200 26 5 7 5 2001] Final grade: 402000.0

Predicted Final grade: 294280.37387213204 Data: [1666051200 27 4 14 2 1984] Final grade: 300000.0

Predicted Final grade: 333732.05893662106 Data: [1643846400 23 4 12 2 1997] Final grade: 235888.0

Predicted Final grade: 278308.4729765961 Data: [770428800 24 5 7 2 1988] Final grade: 290000.0

Predicted Final grade: 251150.7473680256 Data: [1652054400 14 3 12 8 1984] Final grade: 283000.0

Formula for missing lease\_commence\_date:

Highest Accuracy: 0.5549326290944709

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Coefficient:

[ **1.48477223e-04 -6.84663407e+02 6.67404708e+04 8.56806888e+02**

**5.79468380e+03 1.17356535e+03**]

Intercept:

**-316699.54256253946**

Formula:

(month \* **0.000148477223**) + (town \* **-684.663407**) +

(flat\_type \* **66740.4708**) + (flat\_model \* **856.806888**) +

(storey\_range \*  **5794.68380**) + (floor\_area\_sqm \* **1173.56535**) +

(**-316699.54256253946**)

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Predicted Final grade: 356856.4817547889 Data: [1.6602624e+09 2.0000000e+01 4.0000000e+00 1.2000000e+01 1.1000000e+01

8.5000000e+01] Final grade: 720000.0

Predicted Final grade: 297050.95091322507 Data: [1.6514496e+09 5.0000000e+00 3.0000000e+00 1.4000000e+01 1.4000000e+01

6.7000000e+01] Final grade: 159000.0

Predicted Final grade: 263534.9772533333 Data: [9.756288e+08 2.400000e+01 4.000000e+00 6.000000e+00 1.400000e+01

8.400000e+01] Final grade: 235888.0

Predicted Final grade: 53998.784488331876 Data: [8.913888e+08 1.100000e+01 2.000000e+00 2.000000e+00 1.100000e+01

4.000000e+01] Final grade: 84000.0

Predicted Final grade: 253913.68889506639 Data: [1.6603488e+09 4.0000000e+00 3.0000000e+00 6.0000000e+00 8.0000000e+00

6.4000000e+01] Final grade: 313000.0

Predicted Final grade: 111690.09299550572 Data: [8.361792e+08 1.400000e+01 3.000000e+00 7.000000e+00 5.000000e+00

6.700000e+01] Final grade: 107000.0

Predicted Final grade: 503249.667573825 Data: [1.658016e+09 2.200000e+01 6.000000e+00 8.000000e+00 5.000000e+00

1.300000e+02] Final grade: 560000.0

Predicted Final grade: 342066.04866885534 Data: [1.6676928e+09 2.5000000e+01 4.0000000e+00 1.2000000e+01 5.0000000e+00

1.0400000e+02] Final grade: 273000.0

Predicted Final grade: 242393.7795896245 Data: [9.598176e+08 1.100000e+01 4.000000e+00 1.400000e+01 5.000000e+00

9.900000e+01] Final grade: 303000.0

Predicted Final grade: 524181.43689647235 Data: [1.6461792e+09 1.8000000e+01 6.0000000e+00 8.0000000e+00 5.0000000e+00

1.4700000e+02] Final grade: 420000.0