

# Investor.co User Manual

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This software enables the analysis and visualization of properties throughout Melbourne, encompassing all its suburbs. It retrieves data from a CSV file located in the directory, and if the CSV is in the same directory, specifying just the file name is sufficient. When prompted, users can choose a suburb from a unique list sourced from the CSV file. Additionally, there is an option to select all suburbs if desired. The program has 4 defined user functions,

## **Summarise Properties according to a suburb.**

This feature will provide a summary of bathrooms, bedrooms, and parking spaces for a selected suburb or for 'all' suburbs when the latter is chosen. It will also furnish the average land size for the chosen suburb or all suburbs if a different selection is not made.

## **Visualise Property value distribution.**

This function begins by presenting a currency reference that includes various currencies. In the event that the user's currency is not found in this reference, the program defaults to utilizing AUD. Subsequently, the user is invited to enter a suburb, with the alternative to select all suburbs. The program then generates a report displaying property values and their occurrence frequency for the chosen suburb or for all Melbourne suburbs when "all" is selected.

For obtaining the sales trend around Melbourne, there is an additional feature available. This option offers insights into sales trends across the entirety of Melbourne, without narrowing it down to specific suburbs. The data for this trend analysis is extracted from the sales column in the provided CSV file.

## **Identify a property:**

Selecting this feature prompts the user to begin by entering a price, followed by specifying a suburb. The program then conducts a search to determine the availability of a property at the specified price within the chosen suburb. The output of this option provides the outcome of this search, indicating whether a property meeting the specified criteria can be located in the selected suburb.