```python
import pandas as pd
from sklearn.model_selection import train_test_split
from sklearn.linear_model import LinearRegression
from sklearn.metrics import mean_squared_error
url = 'https://raw.githubusercontent.com/selva86/datasets/master/BostonHousing.csv'
df = pd.read_csv(url)
X = df[['rm', 'lstat']]
y = df['medv']
X_train, X_test, y_train, y_test = train_test_split(X, y, test_size=0.2, random_state=42)
model = LinearRegression()
model.fit(X_train, y_train)
y_pred = model.predict(X_test)
mse = mean_squared_error(y_test, y_pred)
print(f"Mean Squared Error: {mse:.2f}")
sample = [[6, 12]]
predicted_price = model.predict(sample)
print(f"Predicted Price: ${predicted_price[0]*1000:.2f}")
```

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Mean Squared Error: 31.24
Predicted Price: $21359.43
/usr/local/lib/python3.11/dist-packages/sklearn/utils/validation.py:2739: UserWarning: X does not have valid feature names, but Line
  warnings.warn(
```