10 MUST-BUY HOUSES
IN
MELBOURNE, AUSTRALIA

Objective

- **To highlight the top 10 most popular properties in said region.**

- **To give investors recommendation on which type of property they should invest in.**

Context of The Dataset

- The dataset was created by Tony Pino in 2017 (source: **Melbourne Housing Snapshot**)

- It was scraped from publicly available results posted every week from domain.com.au.

- The dataset includes: Address, Type of Real estate, Suburb, Method of Selling, Rooms, Price, Real Estate Agent, Date of Sale and Distance from the C.B.D of Melbourne.

Melbourne
Australia

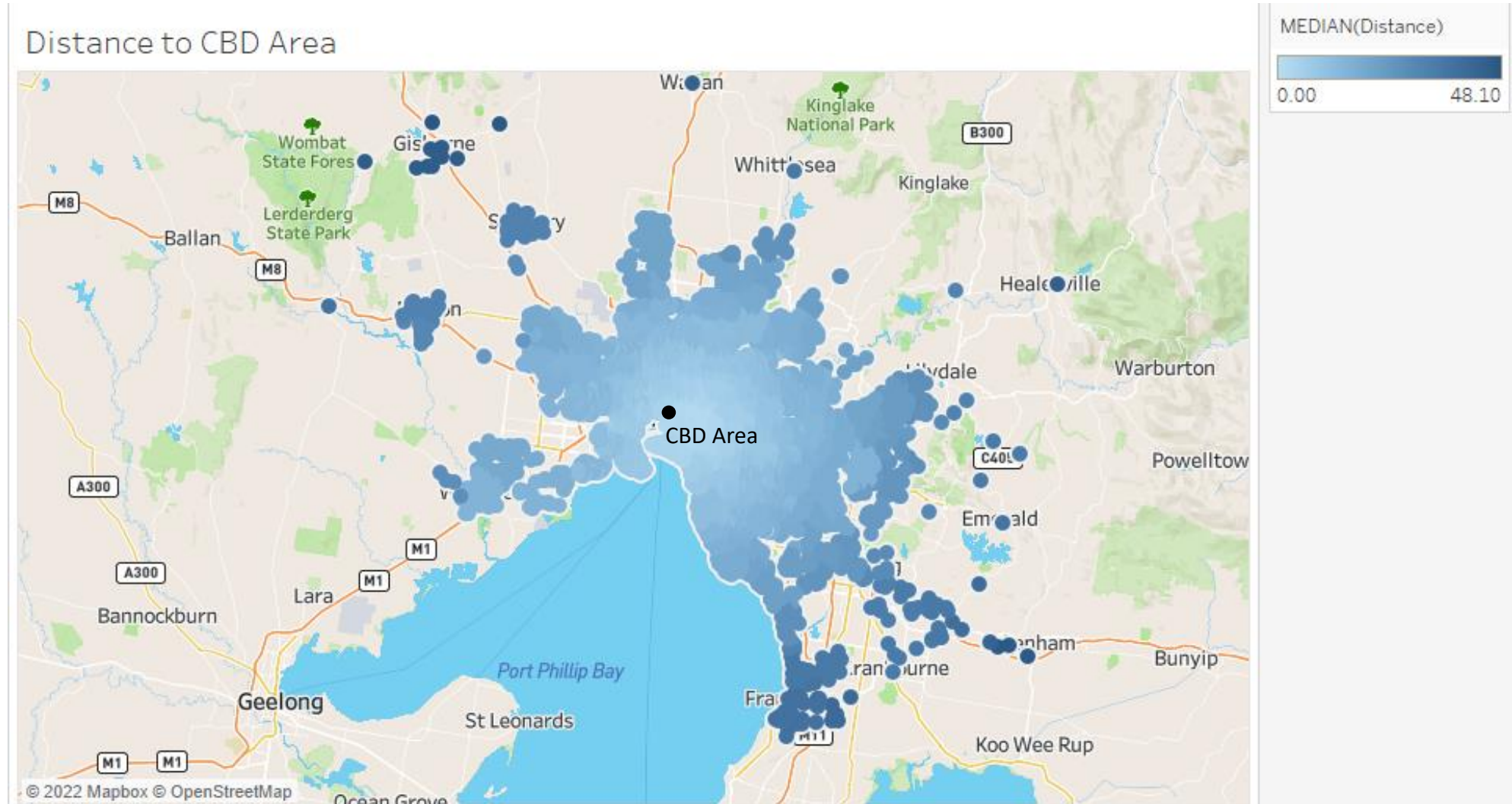*Melbourne is known for being one of the most liveable cities on earth.*

Why?

1. Australia's 'cultural capital".

2. The best student city in Australia and number 3 in the world.

3. Relatively low crime rates.

4. Multiple public-transport options.

5. Easy to start a business.

Map

8 Region in Melbourne, Australia

Regionname
- Eastern Metropolitan
- Eastern Victoria
- Northern Metropolit..
- Northern Victoria
- South-Eastern Metr..
- Southern Metropolit..
- Western Metropolit..
- Western Victoria

CBD Area

© 2022 Mapbox © OpenStreetMap

Map

8 Regions in Melbourne

Consideration of each region's distance to the CBD Area.

Region Name	Distance to CBD
Eastern Metropolitan	13.901088
Eastern Victoria	34.209434
Northern Metropolitan	8.078329
Northern Victoria	33.748780
South-Eastern Metropolitan	23.813556
Southern Metropolitan	8.756656
Western Metropolitan	10.104579
Western Victoria	30.753125

Price & Distance in Northern Metropolitan

Because there are diversified price for each distances in the region. The price or distance is **not put into consideration for the first step** of choosing property.
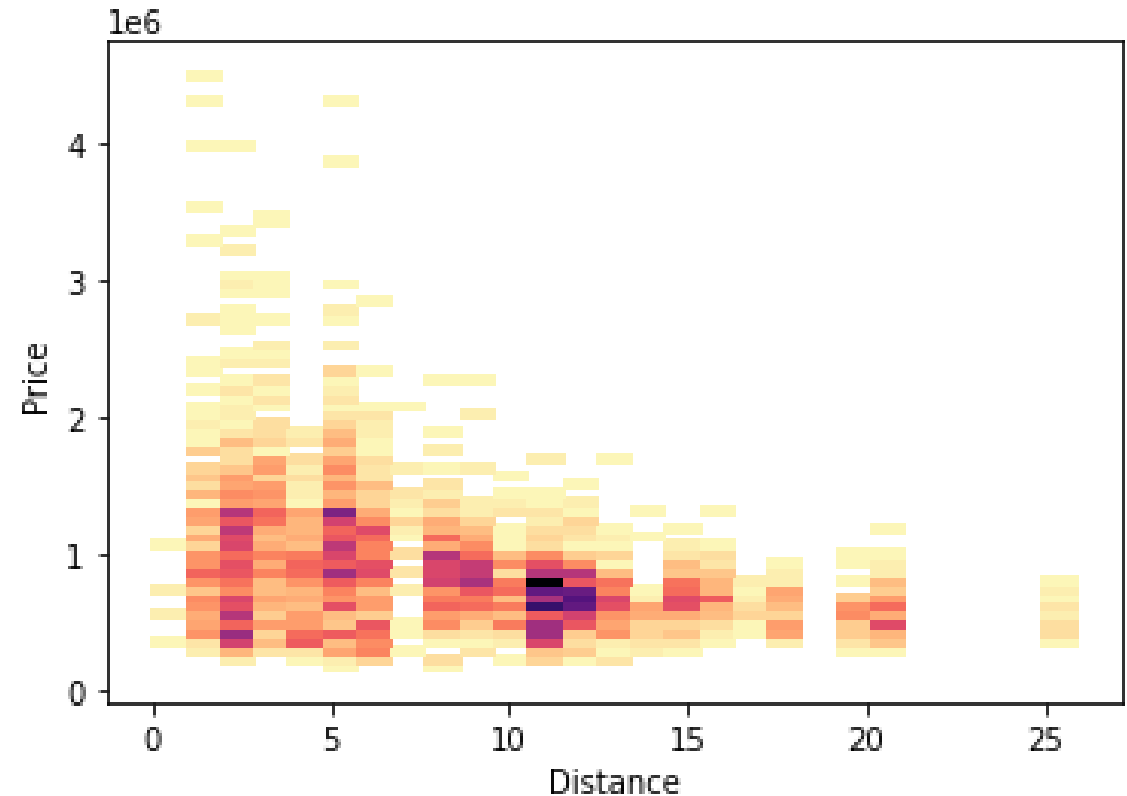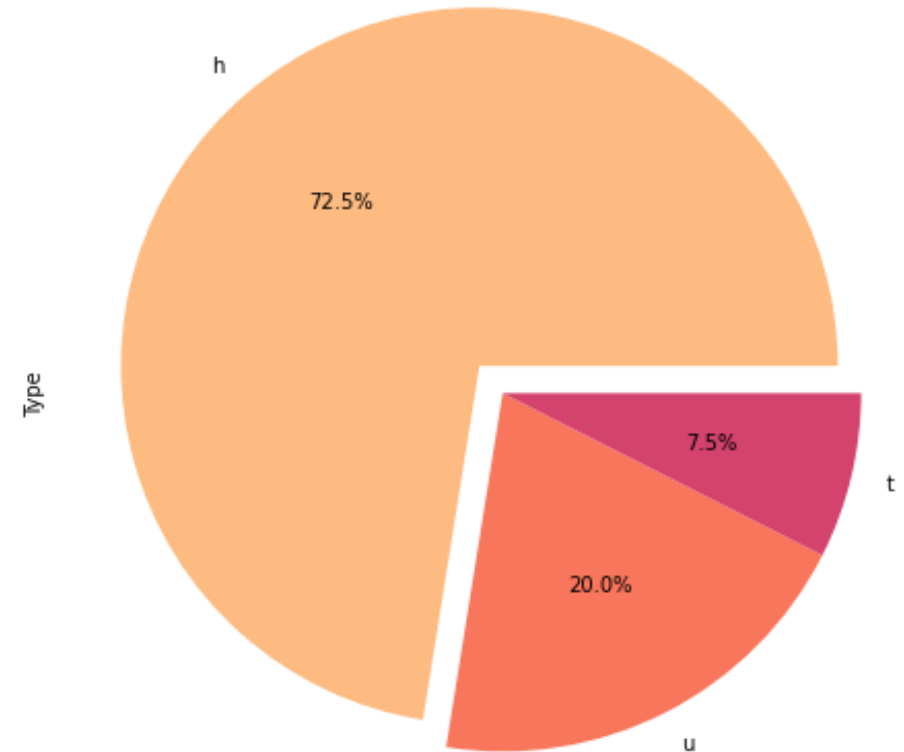
Type of Property Sold the Most

First, we are looking at what type of property was sold.

Based on the graph, **'h' (house) type has the highest percentage** of property sold (based on type).

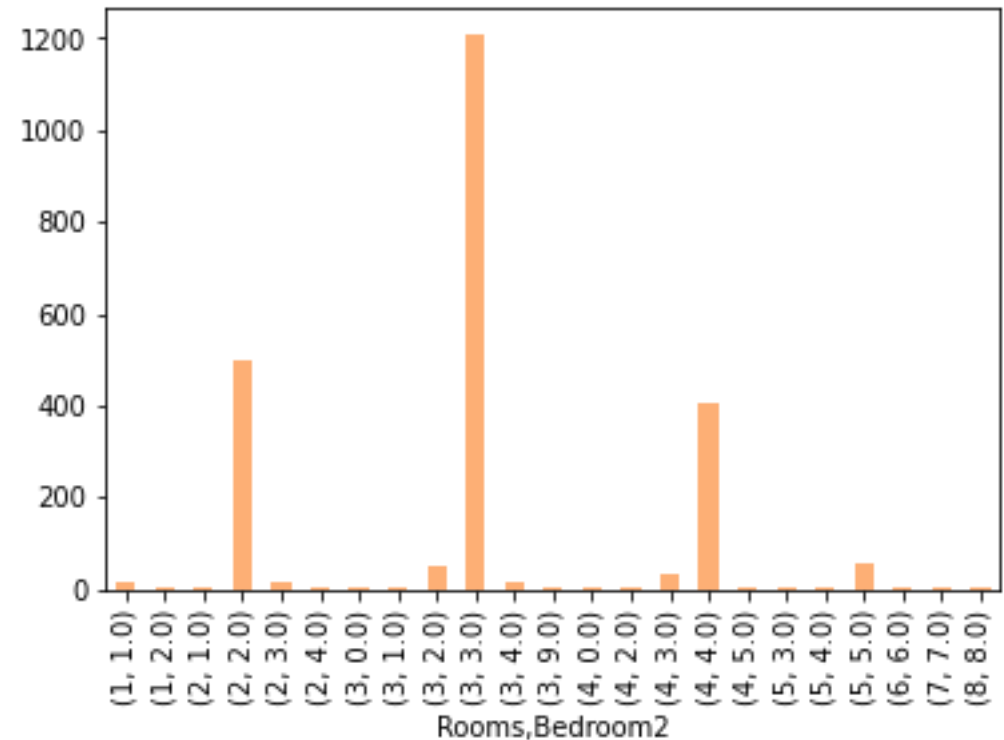Percentage of Property Sold in Northern Metropolitan (based on Type)

Type of Property Sold the Most

Second, from the houses, we are looking deep more on **what kind of house** is the most sold house in the region.

We specify to two columns with no null-values, which are rooms and bedroom.

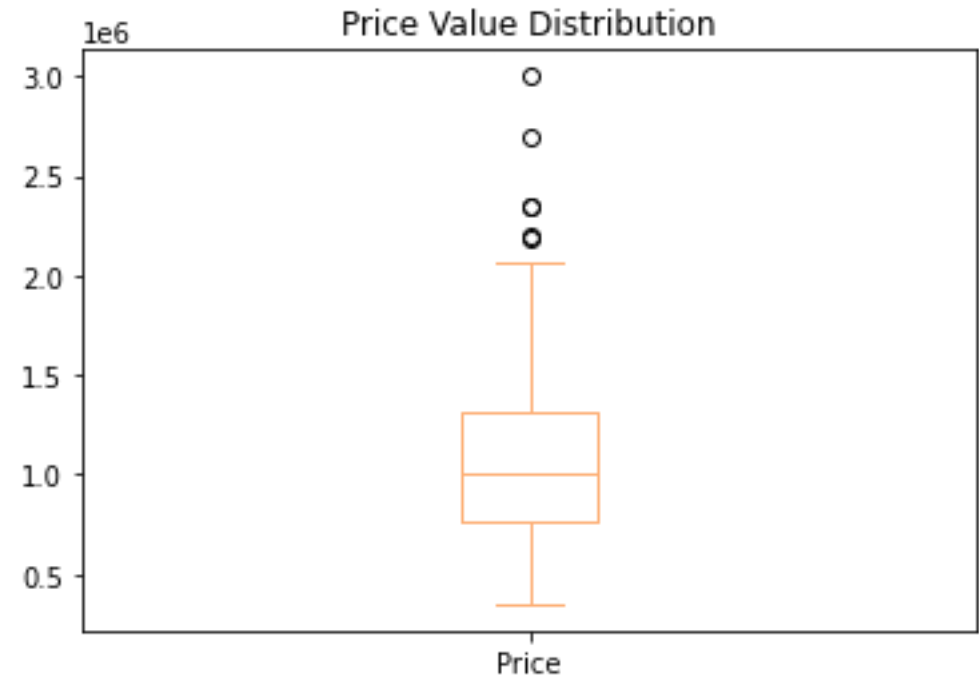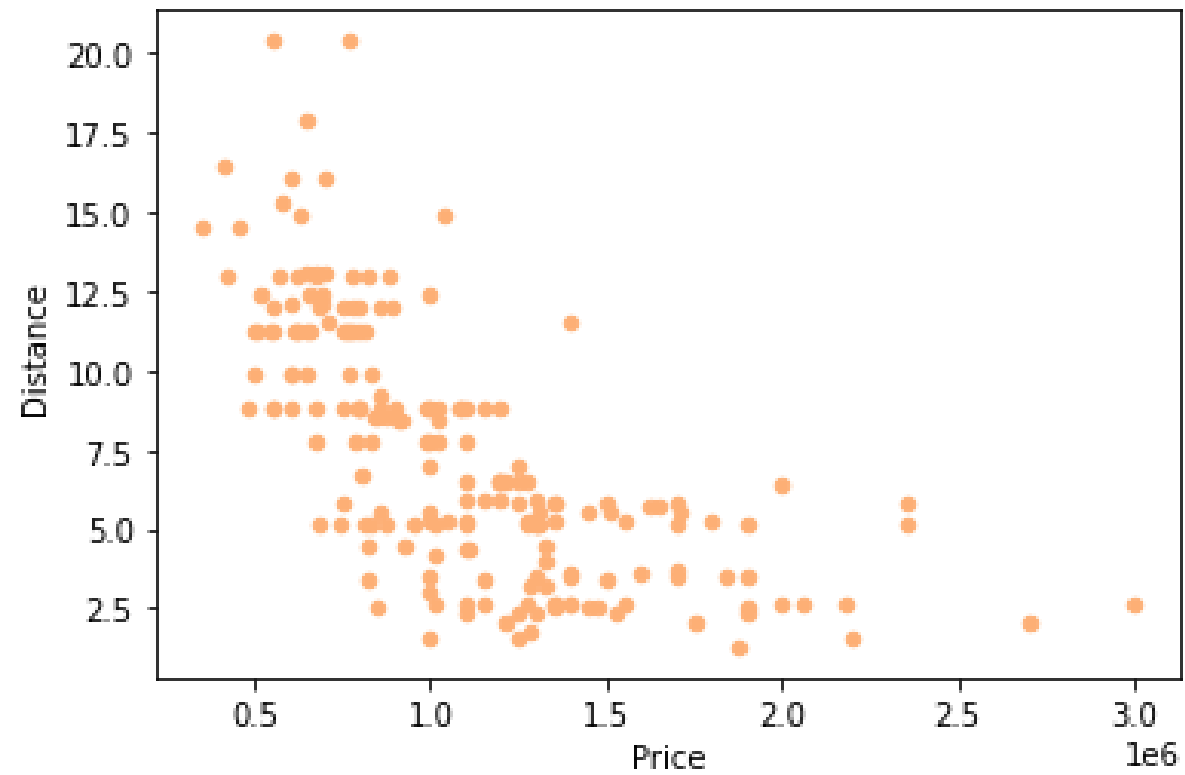**The most-sold houses have 3 rooms and 3 bedrooms.**

Outliers

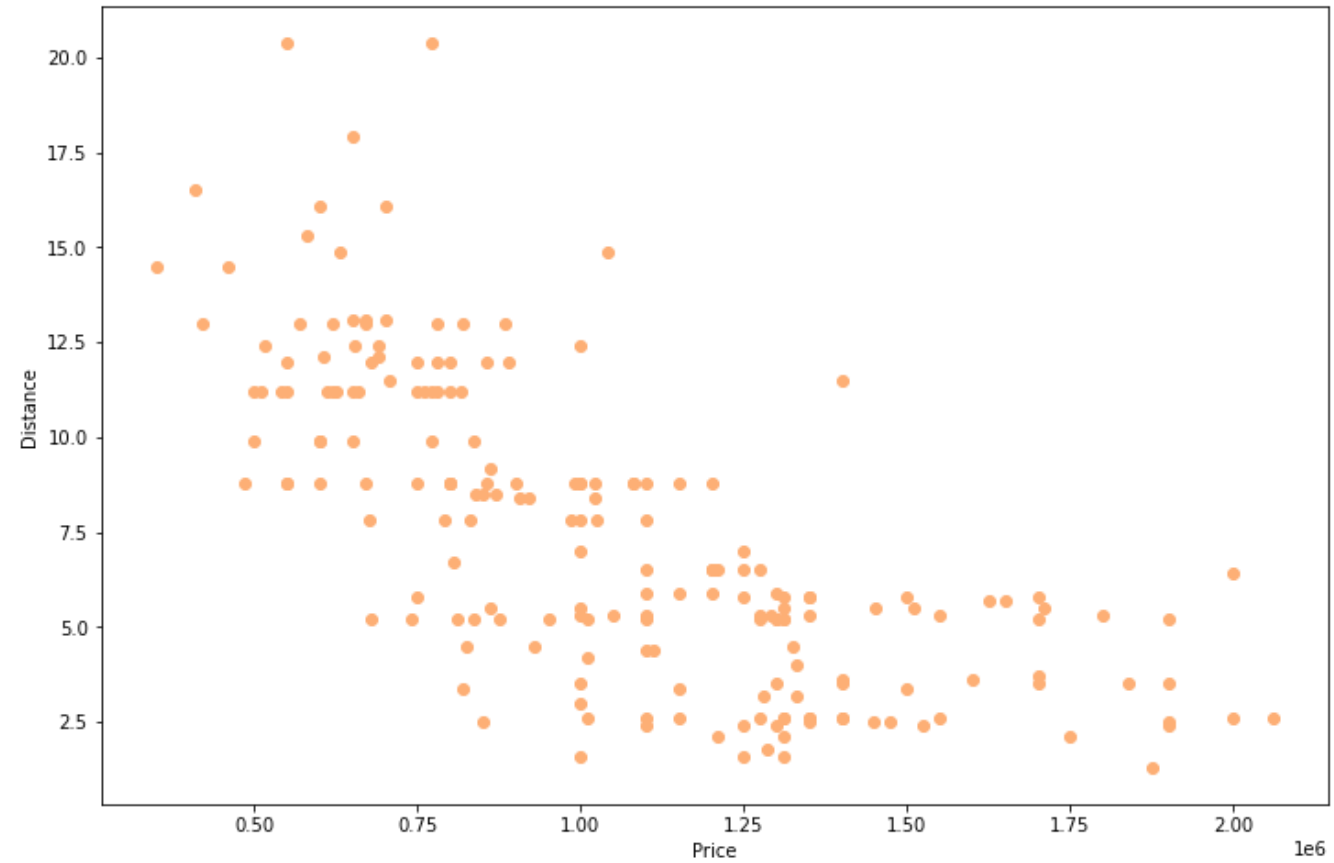We already found the kind of houses that we want to explore more.

Before looking at the property available with the same type, **we will look for the outliers from the "Price" column**. Specific to "Price" because the outliers are easily recognized in the boxplot.

Price & Distance (With Outliers)

Price & Distance (Without Outliers)

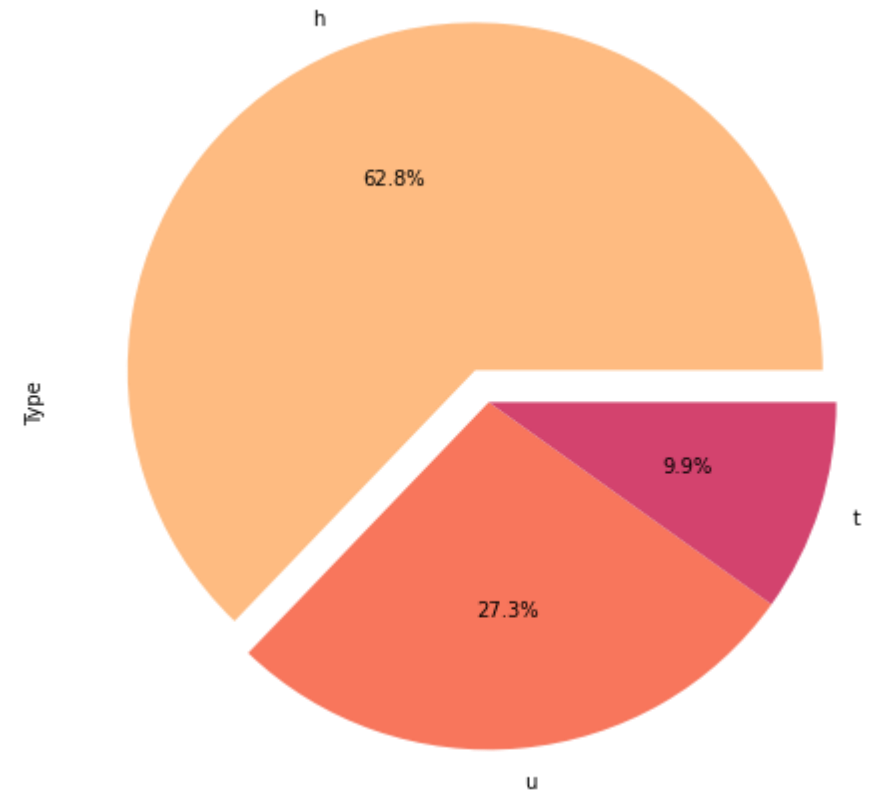Outliers

Available Property

Available property with the same criteria as the most-sold property is **around 190 houses.**

Total Property with Its Rooms, Bedrooms

Percentage of Property Available in Northern Metropolitan (based on Type)

# Available Property

After specifying the available property with the criteria, we try to identify **if there is a relation between distance and price** of those houses.

From the heatmap, we can see how diversified the distance of the house and its price. It means even though **the distance is near the CBD area, there are still low-price houses**, and those far from the CBD also have high-price houses.
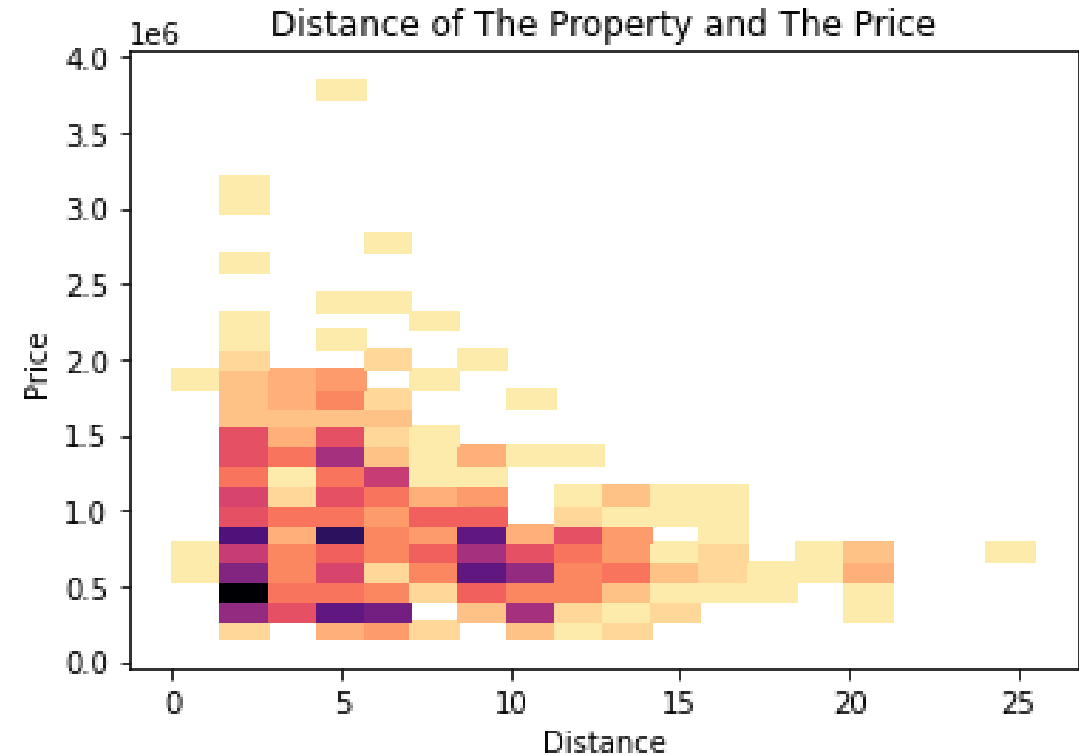
10 Property Recommendation

Here is the table for 10 property recommendation.

Address	Rooms	Price	Distance	Bedroom	Bathroom	Land Size
109 Simpson St	3	1875000	1.3	3	1	118
254 Elgin St	3	1000000	1.6	3	1	96
431 George St	3	1250000	1.6	3	1	113
258 Napier St	3	2200000	1.6	3	2	187
357 Flemington Rd	3	1285000	1.8	3	1	170
138 Cecil St	3	1210000	2.1	3	1	155
101 Kerr St	3	1750000	2.1	3	1	152
389 Gore St	3	2700000	2.1	3	3	433014
2/50 Gibdon St	3	1100000	2.4	3	2	1212
74 Hunter St	3	1250000	2.4	3	1	111

10 Houses within 2,5 KM Under AUD 2.7mio

MEDIAN(Price)

1,000,000   2,700,000

MEDIAN(Distance)
- 1.300
- 1.400
- 1.600
- 1.800
- 2.000
- 2.200
- 2.400

Price between **AUD1mio and AUD2.7mio**

Distance within 2.4km to the CBD area and some houses near public transportation.

Return on Investment (ROI)

Based on data from [Real Estate Australia](), the median price for property in Melbourne is AUD1.2mio.

7 out of 10 of houses on our list are all around **AUD1mio and AUD1.3mio**

With the property price **raise around 10-15% per year** **in Melbourne, Australia**, you could gain the ROI in 10 years!

While waiting for the ROI, you could **rent out the properties for AUD60,000/year**.

Thank you!