

Liveable Sydney

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Objective

- To segment Sydney suburbs according to its liveability factors, compare the median house price among similar suburbs and identify a better value suburb, if any

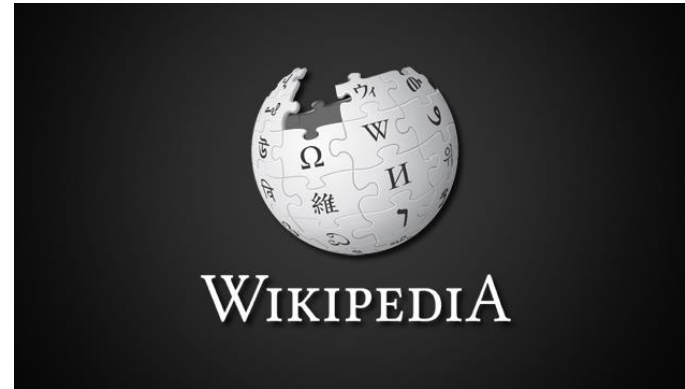
Target Audience

- potential property buyer, property investor and real estate agents

What are liveable factors of a suburb?



Data Sources

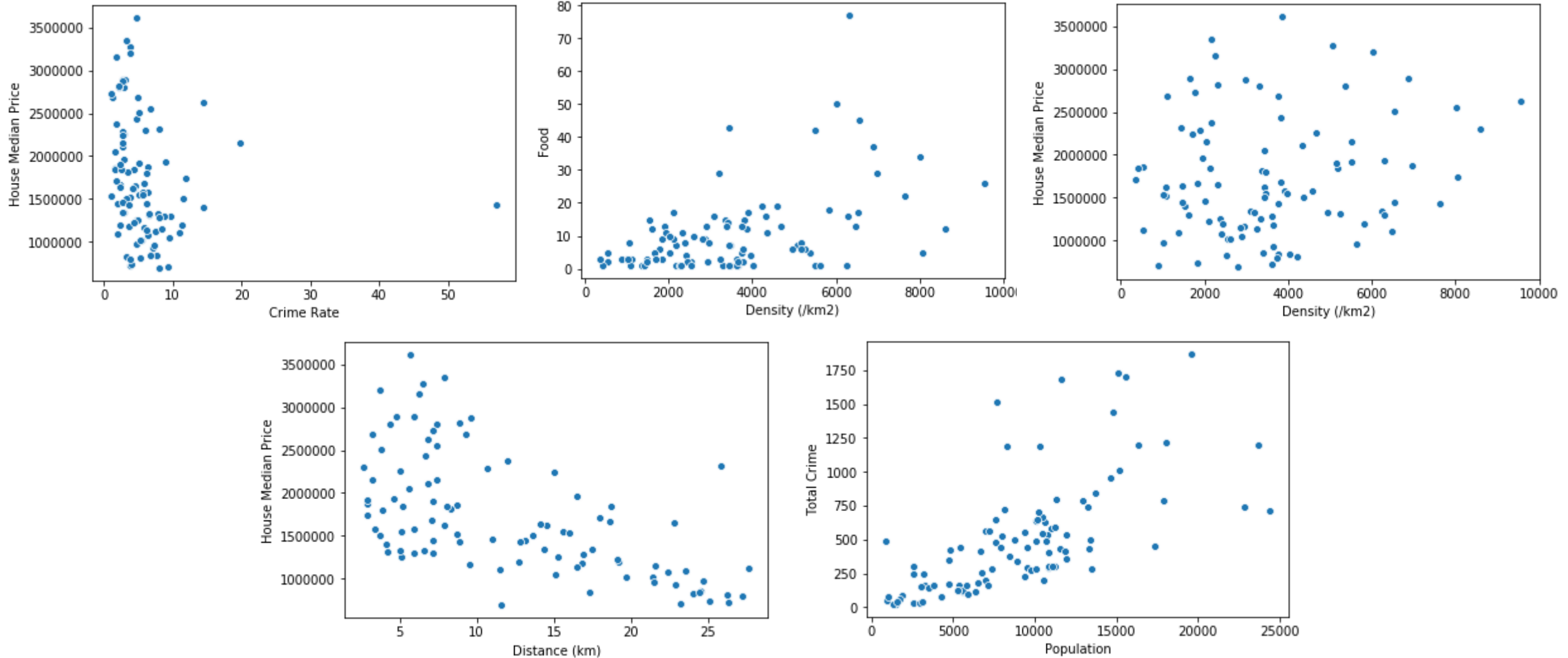


Digital
Advocates

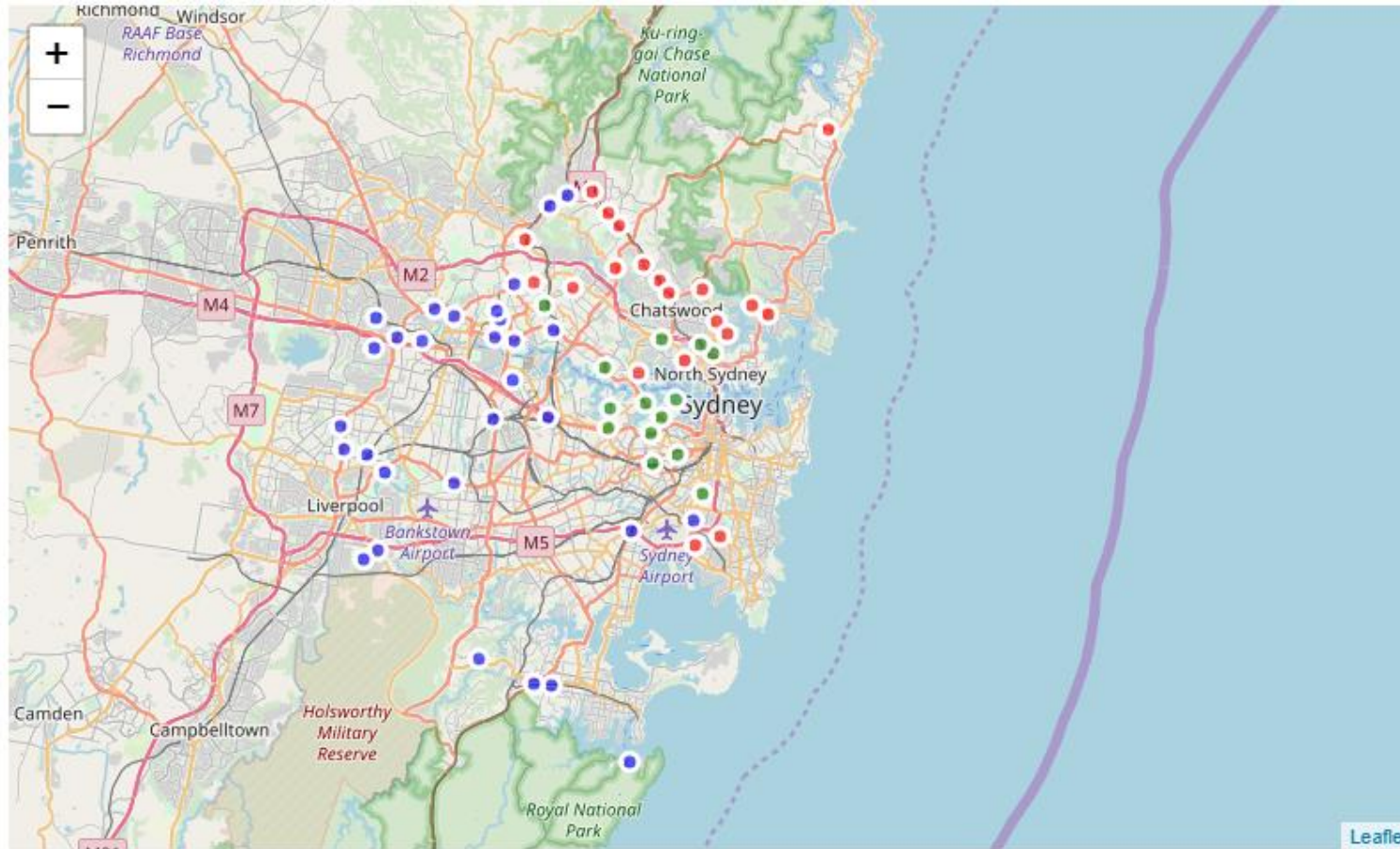


Just Web

A Peek on the Data



Results



Cluster 1

House Median Price	2261408.0
Density (/km2)	2104.0
Distance (km)	12.0
Crime Rate	3.0
Food	6.0

Cluster 2

House Median Price	1032350.0
Density (/km2)	3029.0
Distance (km)	20.0
Crime Rate	6.0
Food	6.0

Cluster 3

House Median Price	1803500.0
Density (/km2)	4229.0
Distance (km)	6.0
Crime Rate	5.0
Food	13.0

Suburbs with huge price change

Postcode	Suburb	Distance (km)	Density (/km2)	Food	Crime Rate	House Median Price	House Price Change (1 yr)
2070	Lindfield	10.7	1894.0	13	2.80	2289000	-15.85
2076	Wahroonga	18.7	2118.0	17	2.61	1850000	-12.79
2071	Killara	12.0	2171.0	1	1.89	2375000	-12.36
2122	Marsfield	13.6	3445.0	1	3.26	1502500	-11.24
2073	West Pymble	14.1	1480.0	2	2.32	1642500	-10.41

Postcode	Suburb	Distance (km)	Density (/km2)	Food	Crime Rate	House Median Price	House Price Change (1 yr)
1470	Drummoyne	5.2	5173.0	8	4.47	1850000	-12.30
1675	Gladesville	8.3	3379.0	13	3.53	1819000	-9.98
2122	Eastwood	14.5	3436.0	43	4.41	1627500	-9.86
2048	Stanmore	5.1	3969.0	4	5.59	1550000	-9.42
1595	Lane Cove	6.8	4327.0	16	2.74	2115000	-9.27

Postcode	Suburb	Distance (km)	Density (/km2)	Food	Crime Rate	House Median Price	House Price Change (1 yr)
2140	Homebush	11.6	2803.0	9	8.08	695000	-60.45
2145	Westmead	21.5	5624.0	1	7.38	957500	-32.75
1750	North Parramatta	19.7	2548.0	1	5.56	1023500	-26.63
1685	West Ryde	12.8	3752.0	13	3.72	1433750	-16.09
2076	Normanhurst	19.2	2438.0	2	2.40	1195000	-14.97

Conclusion

- Data collection and data cleaning is time consuming
- No domain expert available
- Insufficient data, ex. FourSquare location data does not provide true value for venue count
- Big room for improvement

Into the Future ..

- Sourcing more reliable data
- Include other interesting features like look and feel of each suburb

