

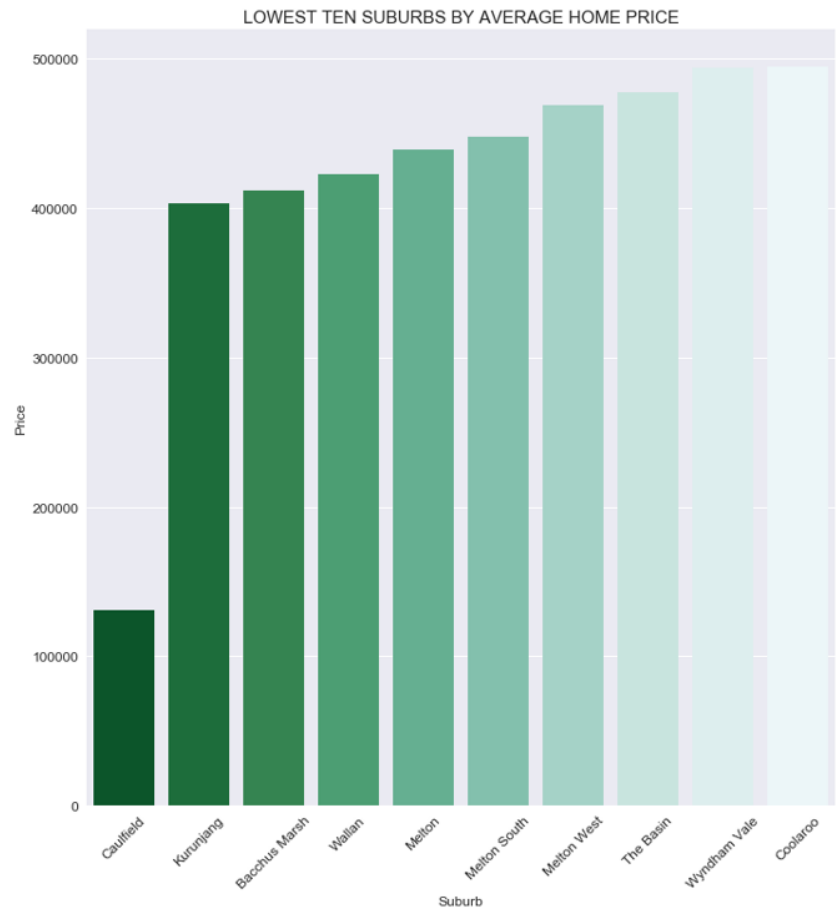
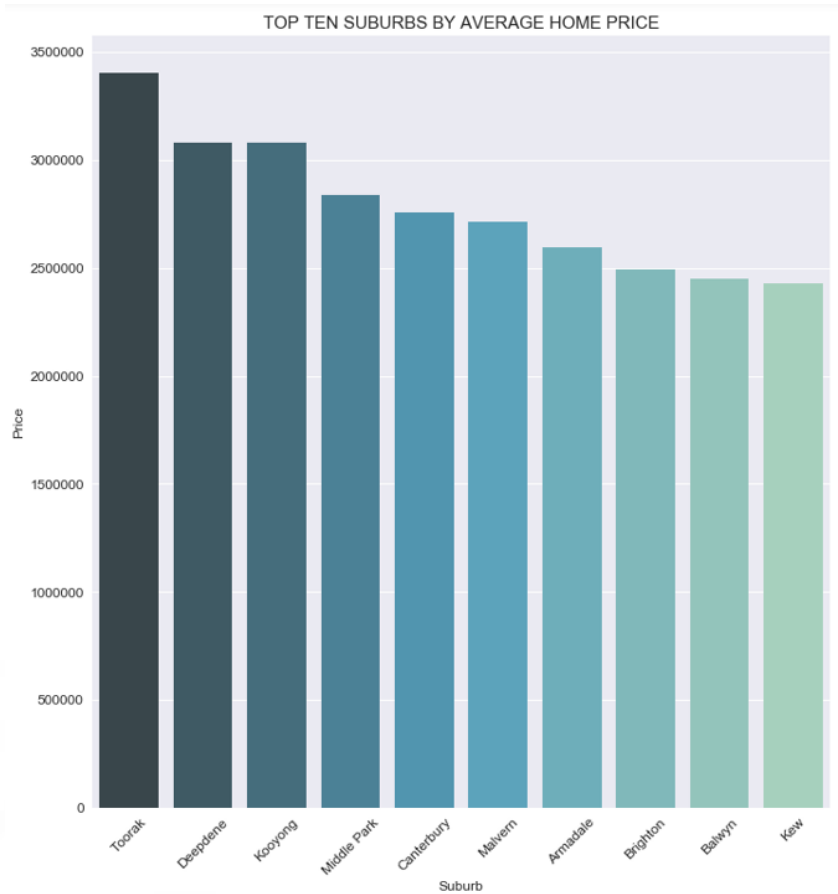
MELBOURNE

HOME PRICES

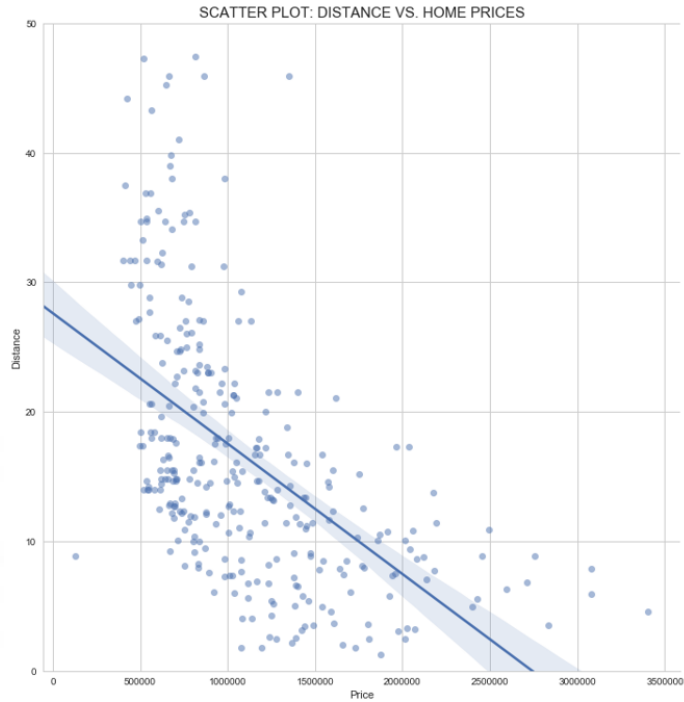
Factors Impacting Home Prices in Melbourne, Australia

Presented by Usman Shaikh

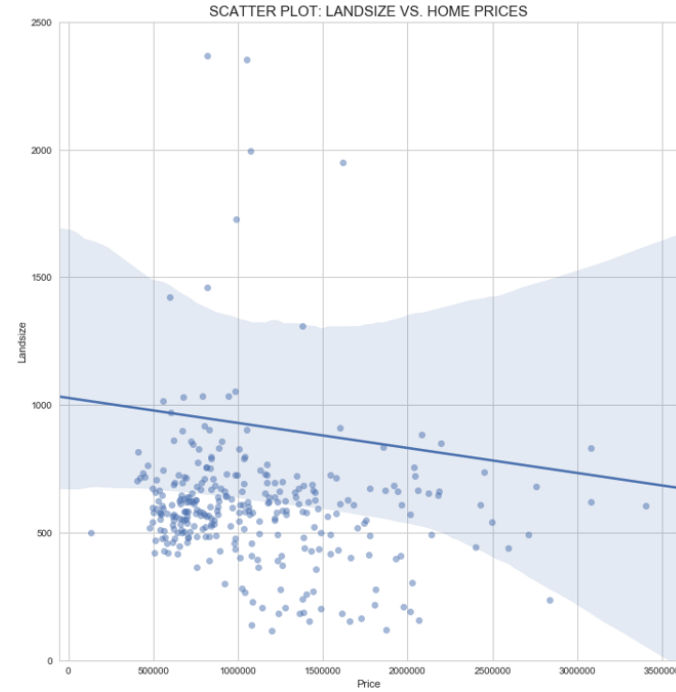
Most & Least Expensive Neighborhood's in Melbourne



Scatter Plots For Factors Impacting Price



Distance

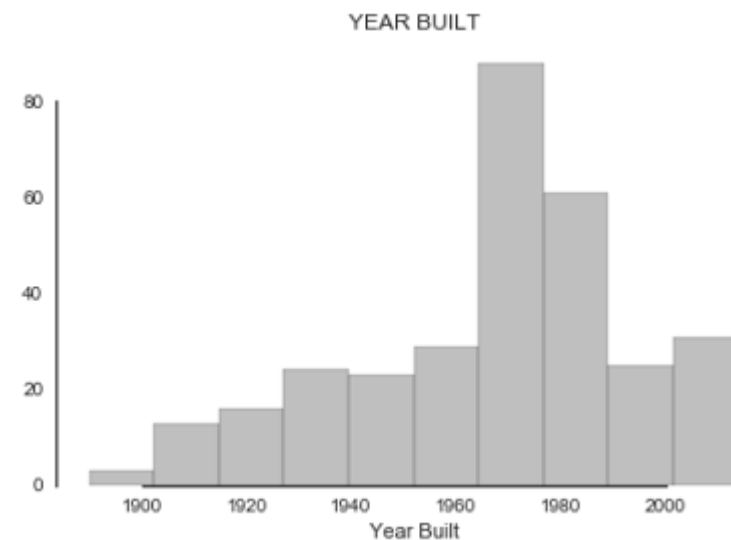
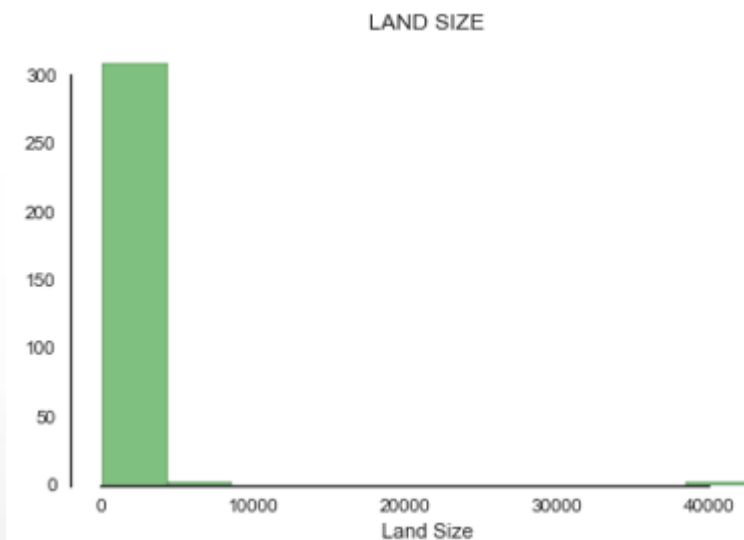
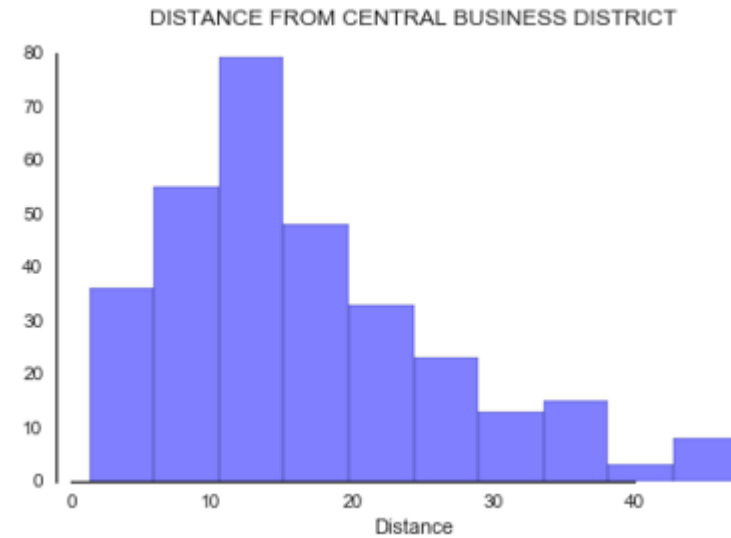


Land Size



Year Built

Histograms for Price, Distance, Land size and Year built



Home Prices When Distance is Short Vs. Long



Less than 20Km from CBD



Greater than 20Km from CBD

T Test p value = 9.014371624935617e-23

Home Prices When Land Size is Small Vs. Large



Land Size less than 700sqm



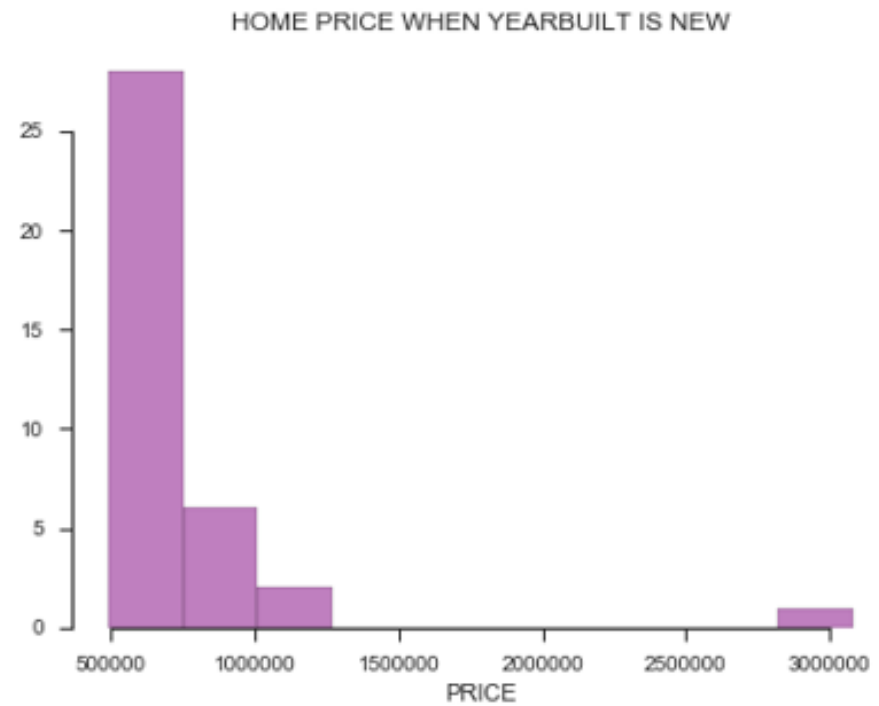
Land Size Greater than 700sqm

T Test p value = 0.18754441213229775

Home Prices When Year Built is Old Vs. New



Year Built earlier than 2000



Year Built 2000 and later

T Test p value = 1.0494727967515373e-05

CONCLUSION

- Properties closer to CBD appear to be more expensive.
- Homes built earlier than 2000 appear to be more expensive.
- Land Size does not appear to significantly impact home prices in Melbourne.
- The two most important factors that impact home prices in Melbourne are 'Distance' and 'Year Built'