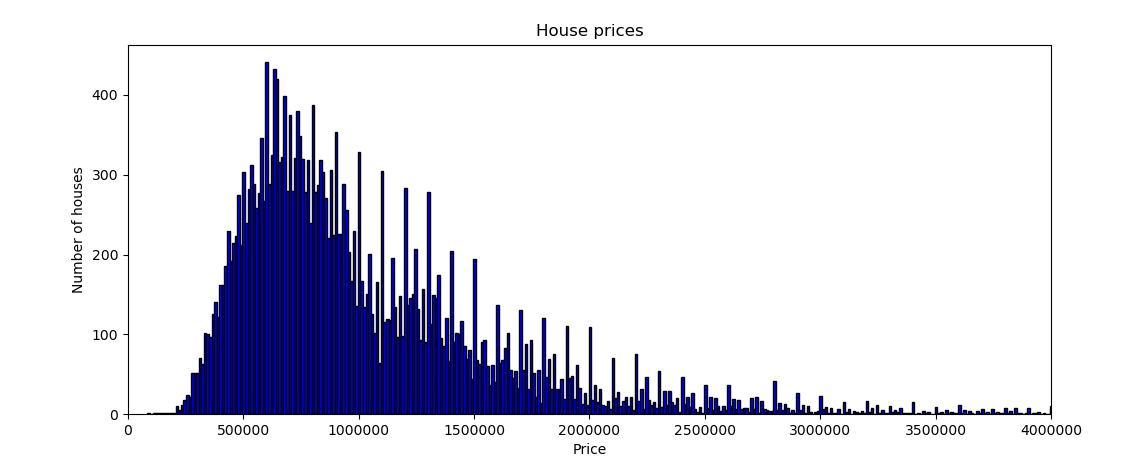
## Introduction

This project is focused on analyzing clearance housing data gathered in 2016 in Melbourne, Australia. The given dataset was retrieved from Kaggle and it was created by user Tony Pino. (<https://www.kaggle.com/anthonypino/melbourne-housing-market>)

In the dataset, we have multiple numerical variables, such as price (in Australian dollars), number of rooms and postal code. Alongside numerical variables, we have categorical values, such as type of home (house, unit, townhouse), method sold (e.g. sold after auction, withdrawn prior to auction, property sold) and general area (north, west, east, etc.)

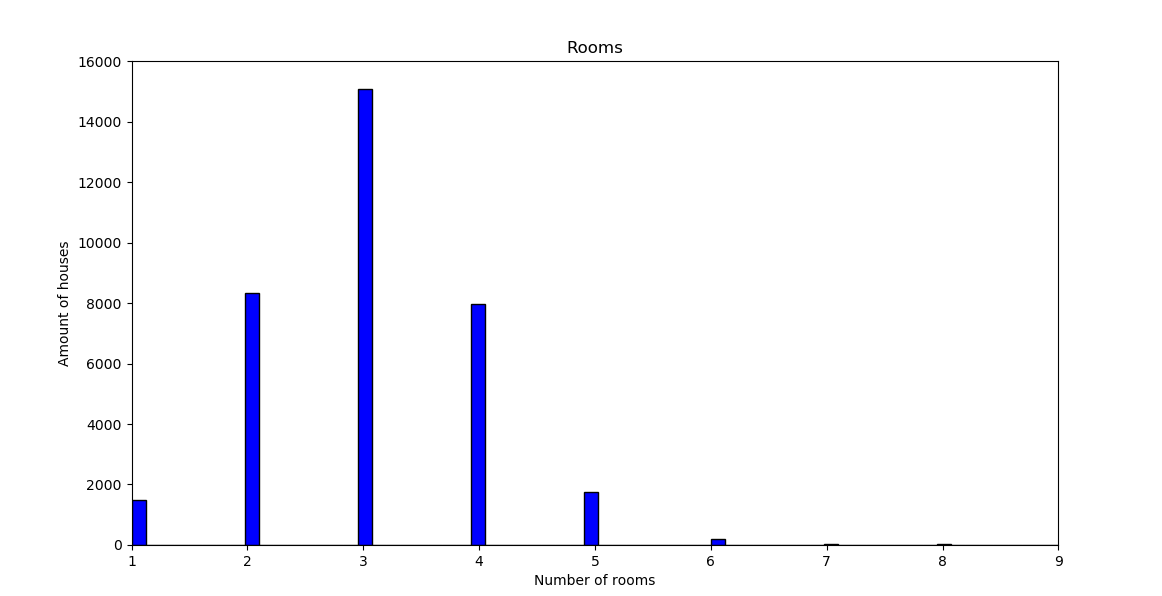
Because some property prices are not disclosed (such as sold at auction with highest bid not disclosed), we will need to remove them from the data analysis when price variable is used for graph.

The first graph shows a distribution of house prices, where we remove outliers (houses priced over 4 million AUD) because we notice a large drop-off of the number of houses on the market priced up to 11 million AUD. The resulting graph:



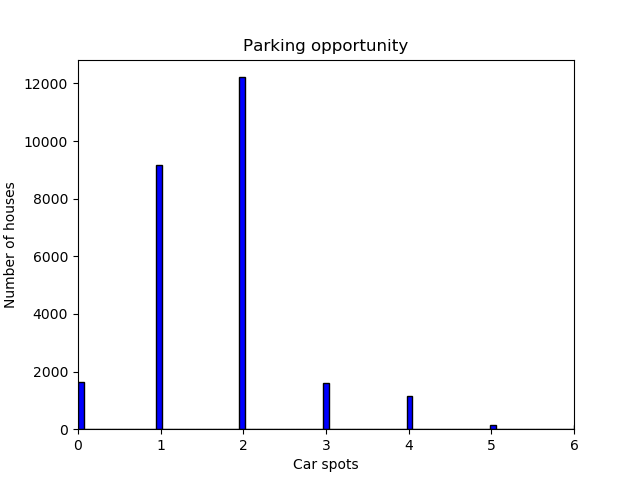
From this graph, we can securely say, that most houses on the market were priced between 400,000 and 1,500,000 AUD.

Next, we have a distribution of the number of rooms in the given dataset:



From this graph, we can gather that most houses on the market at the given time were between 2 and 4 bedrooms, 3 bedrooms being the most popular.

When looking at parking spots included with housing, upon initial review, any house with over 6 parking spots is an outlier, which is why 6 is the x limit on the next graph. Here we can see the graph displaying the amount of parking spots included with houses:



In the given graph, only existing data is shown (housing with unspecified parking is left out), but we can see, that the most housing would have had 1 or 2 parking spots included.

The following graph will display the amount of bathrooms in the given houses. Null values were omitted, so only values specified are shown:



As we can see, most houses have 1 or 2 bathrooms, some having 3, but over that are mostly outliers. Interestingly, some housing were marked to have no bathrooms, as shown on the graph. This would probably be specified as such, because the house being sold is perhaps still under development and the bathroom is not yet complete.