

Assignment 1 – Report Sheet – Sandeep Malayalan - 2973789

My Dataset is about Melbourne Housing Market

Source Of my dataset- <https://www.kaggle.com/anthonypino/melbourne-housing-market>

Intend source of my data-

With this data we can predict and analyze the cost, wealth, field value of a particular area, land value , as well in business perspective we can estimate the value and shops covering the region. Based on this data analysis we can make evidence based theorem in construction area over Melbourne.

Agencies working with my data –

This data was scraped from publicly available results posted every week from Domain.com.au

Additional Screen Shot Present Below under the Explanation of 15 Dashboards.

Variables in the dataset

Suburb: Suburb

Address: Address

Rooms: Number of rooms

Price: Price in Australian dollars

Method: S - property sold; SP - property sold prior; PI - property passed in; PN - sold prior not disclosed; SN - sold not disclosed; NB - no bid; VB - vendor bid; W - withdrawn prior to auction; SA - sold after auction; SS - sold after auction price not disclosed. N/A - price or highest bid not available.

Type: br - bedroom(s); h - house,cottage,villa, semi,terrace; u - unit, duplex; t - townhouse; dev site - development site; o res - other residential.

SellerG: Real Estate Agent

Date: Date sold

Distance: Distance from CBD in Kilometres

Regionname: General Region (West, North West, North, North east ...etc)

Propertycount: Number of properties that exist in the suburb.

Bedroom2 : Scraped # of Bedrooms (from different source)

Bathroom: Number of Bathrooms

Car: Number of carspots

Landsize: Land Size in Metres

BuildingArea: Building Size in Metres

YearBuilt: Year the house was built

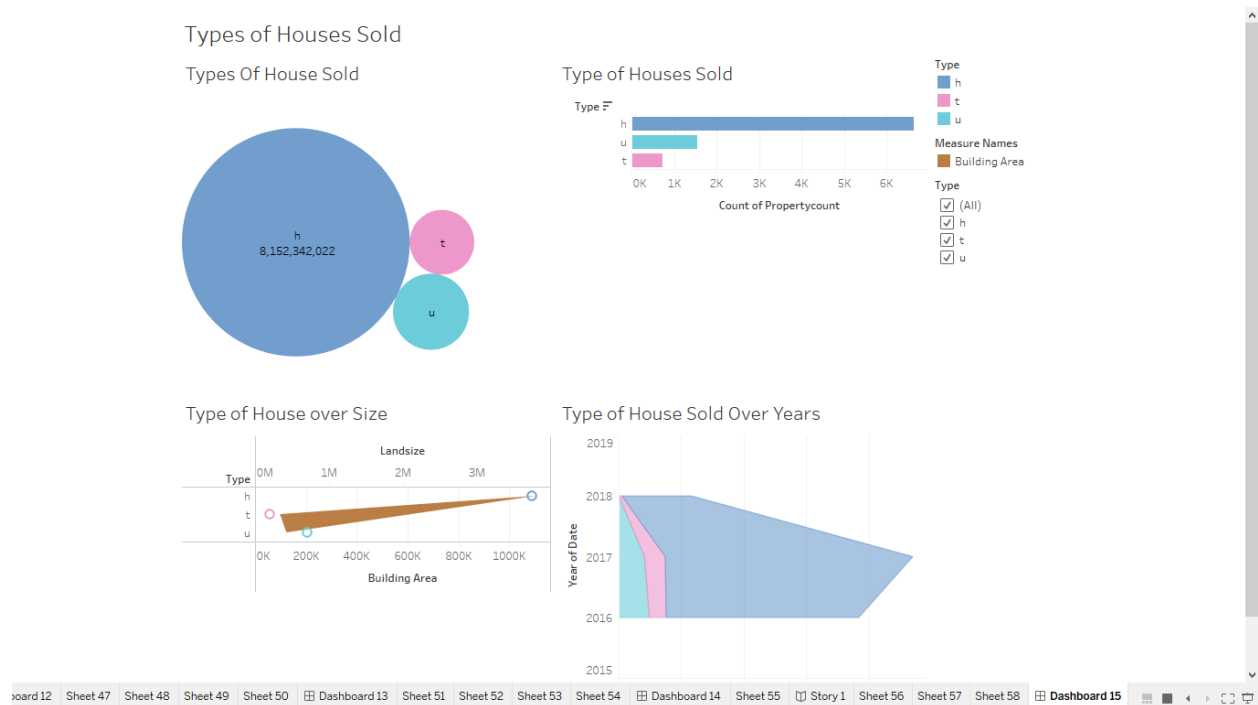
CouncilArea: Governing council for the area

Lattitude: Self explanatory

Longitude: Self explanatory

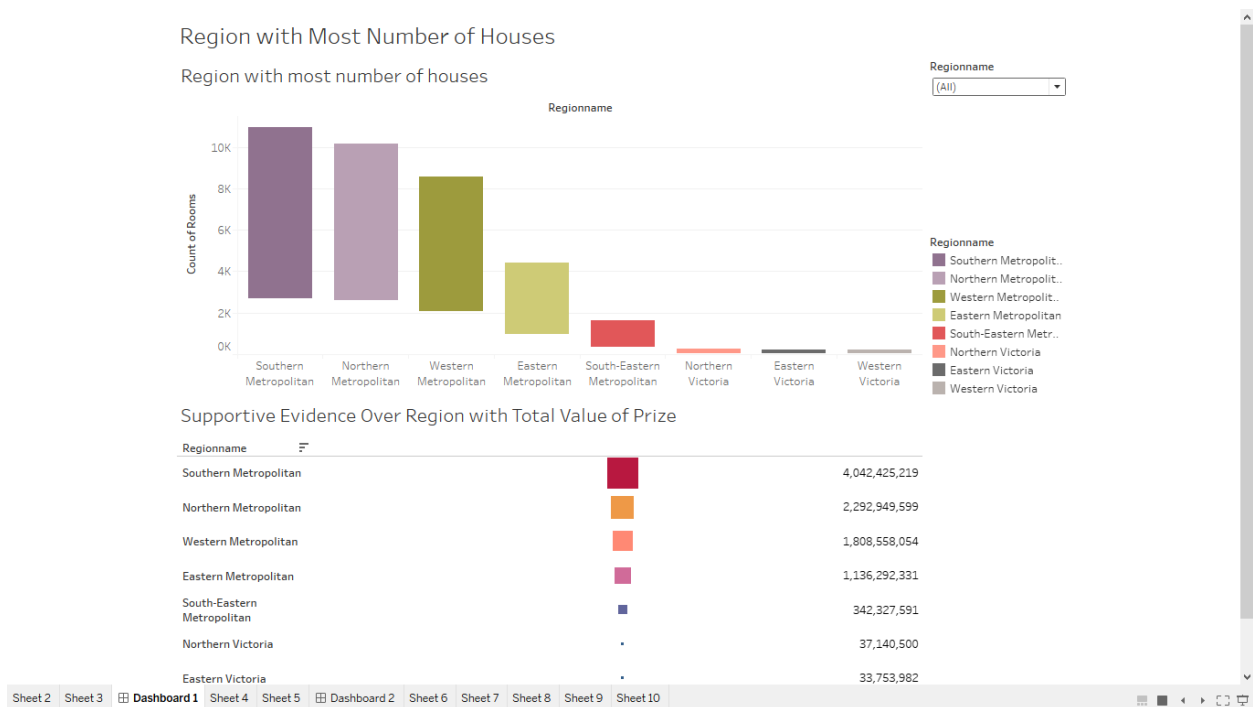
Exploratory Data Analysis

D – 1 – Type Of House Sold



This board explains about the types of houses present and sold in overall are presented here, it has been classified into four varieties of data insights,. Main objective of this board is Which type of House sold in overall by this we can analyze the factors of people choice and the details are provide with some supportive evidence. Categorize into size, over years, property count. Filter option provided to Filter each category.

D – 2 – Region with Most Number of Houses.



This explains that which region contains most number of houses with the total cost spending over the region for house that sold in the market. And Price Value given in the terms of people purchased over regions. Filter Provided to make a check individually. Those Factors are Provided in descending Order.

Types Of Houses Over Region

This horizontal bar chart displays the count of houses (Rooms) for various regions, categorized by house type (h, u, t). The regions are listed on the y-axis, and the count is on the x-axis (0K to 8K). The legend indicates: h (blue), u (red), and t (orange).

| Regionname | h (Rooms) | u (Rooms) | t (Rooms) |
|----------------------------|-----------|-----------|-----------|
| Southern Metropolitan | ~7.5K | ~1.5K | ~1.0K |
| Northern Metropolitan | ~7.0K | ~1.0K | ~0.5K |
| Western Metropolitan | ~6.5K | ~0.5K | ~0.5K |
| Eastern Metropolitan | ~3.5K | ~0.5K | ~0.5K |
| South-Eastern Metropolitan | ~1.5K | ~0.5K | ~0.5K |
| Northern Victoria | ~0.5K | ~0.5K | ~0.5K |
| Eastern Victoria | ~0.5K | ~0.5K | ~0.5K |
| Western Victoria | ~0.5K | ~0.5K | ~0.5K |

Over Years in region

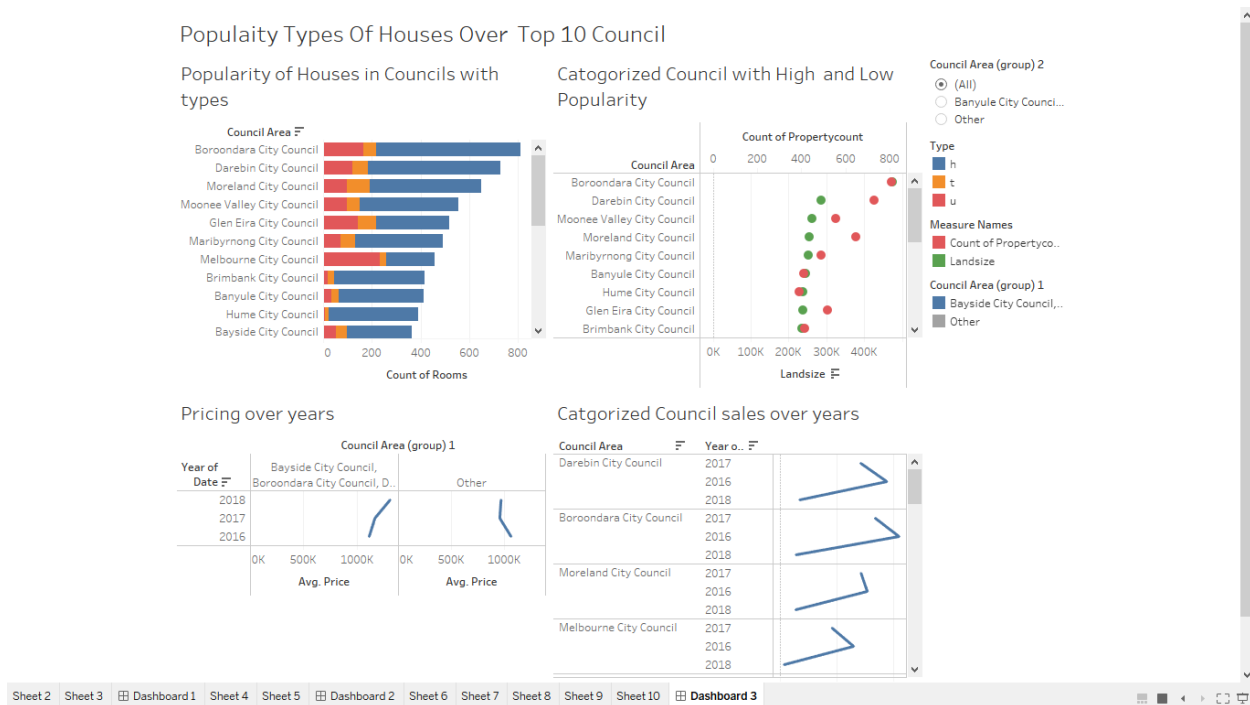
This funnel chart shows the distribution of house types (h, u, t) over time (Date) for various regions. The regions are listed on the y-axis, and the date is on the x-axis (2017 to 2018). The legend indicates: h (blue), u (red), and t (orange).

Property Count as supportive evidence for Regions

This bubble chart displays the average property count (Avg. Propertycount) for various regions, categorized by house type (h, u, t). The regions are listed on the y-axis, and the average property count is on the x-axis (2K to 10K). The legend indicates: h (blue), u (red), and t (orange).

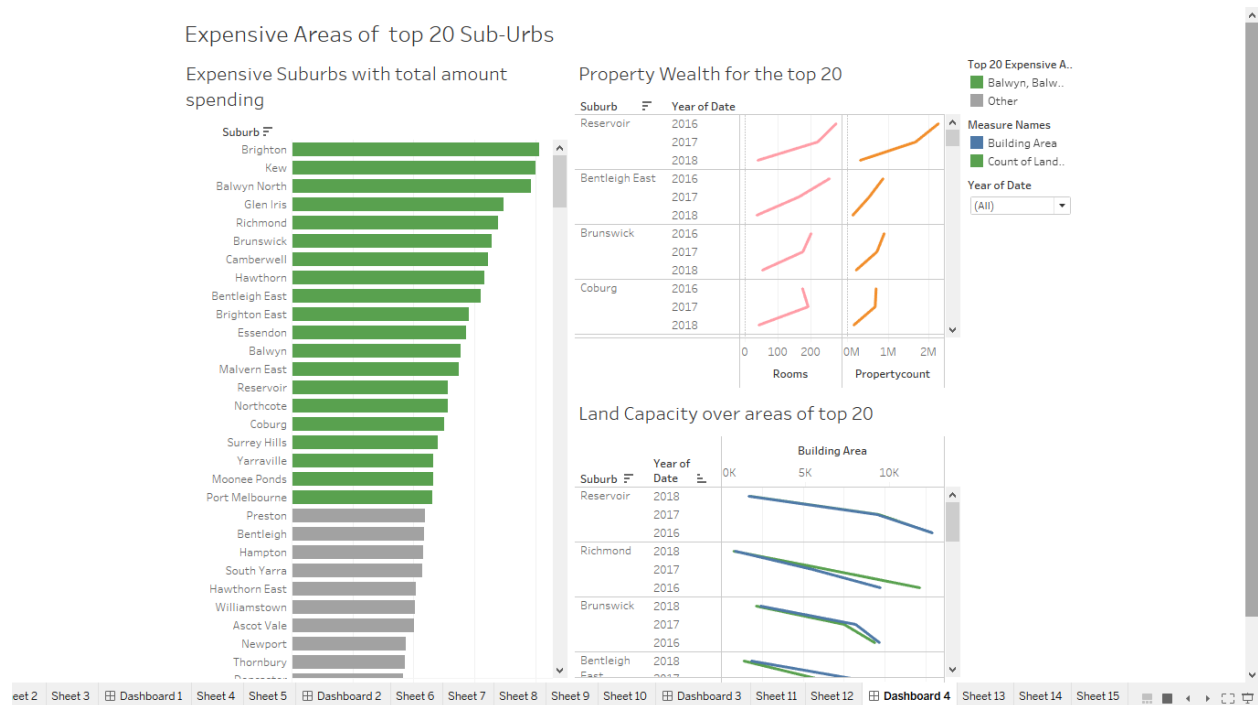
| Regionname | h (Avg. Propertycount) | u (Avg. Propertycount) | t (Avg. Propertycount) |
|----------------------------|------------------------|------------------------|------------------------|
| Southern Metropolitan | ~9.5K | ~10.0K | ~9.0K |
| Northern Metropolitan | ~7.5K | ~7.0K | ~6.5K |
| Western Metropolitan | ~6.5K | ~6.0K | ~5.5K |
| Eastern Metropolitan | ~6.5K | ~6.0K | ~5.5K |
| South-Eastern Metropolitan | ~6.5K | ~6.0K | ~5.5K |
| Northern Victoria | ~6.5K | ~6.0K | ~5.5K |
| Eastern Victoria | ~6.5K | ~6.0K | ~5.5K |
| Western Victoria | ~6.5K | ~6.0K | ~5.5K |

D – 4 Popularity of Houses In Council



Here Councils play a vital role, among the type of houses it's a little depth observation giving a source of council having large number of houses, with the analysis which type. And how the top 20 council were chosen among the large set of council. And the main objective is emerging council with types of houses over years with pricing described above. Best performed or the emerged facts of council only taken.

D – 5 – Sub- Urbs Expenditure or Cost Of Living in Sub Urbs in terms of House sale



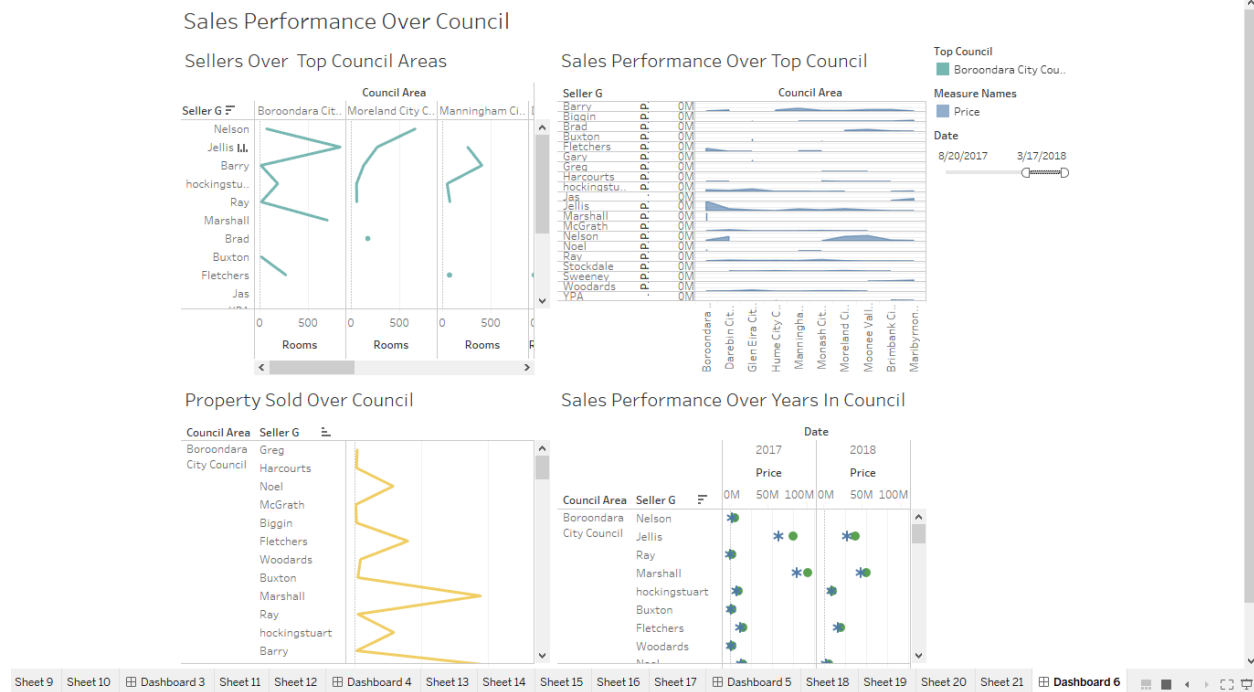
This elaborates the info about Expensive Sub – Urbs over years,. This classified Top 20 based on the total price of the houses in that sub-urbs. How those areas are expanding the sale of houses over years are mentioned. And a supportive evidence of increasing building area over period also provided.

D – 6 – Top Sale Agents



Now the Perspective changed to business, Which sales agency or Agents holds the busiest and efficient can be identified by this dashboard. Sales agents are picked from various tests and performance based over years and also classified over region wise, to identify who is best over a region.

D – 7 - Sale Performance Over council



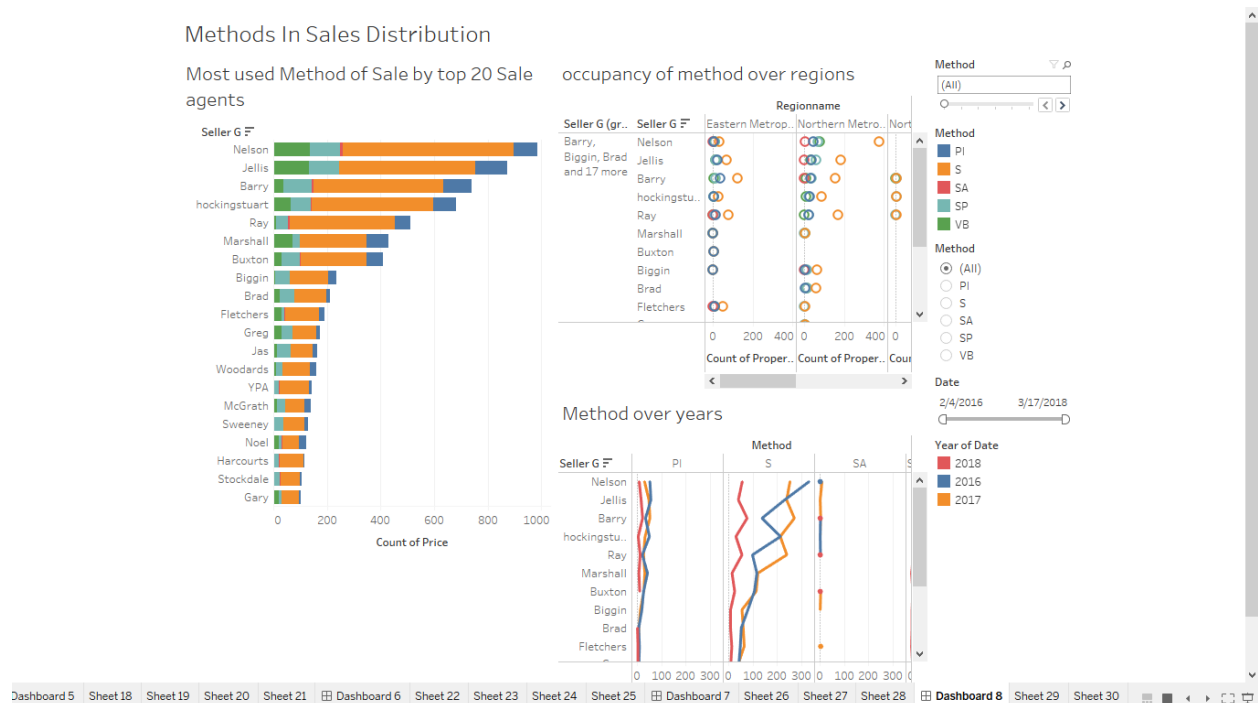
This will help to identify the people who have more prominent face in the council, how they performed what is the difference between one another over the region can be identified. This will help for the company as well with people seeking for a valuable person in their own area.

D – 8 Sale Over Sub Urbs



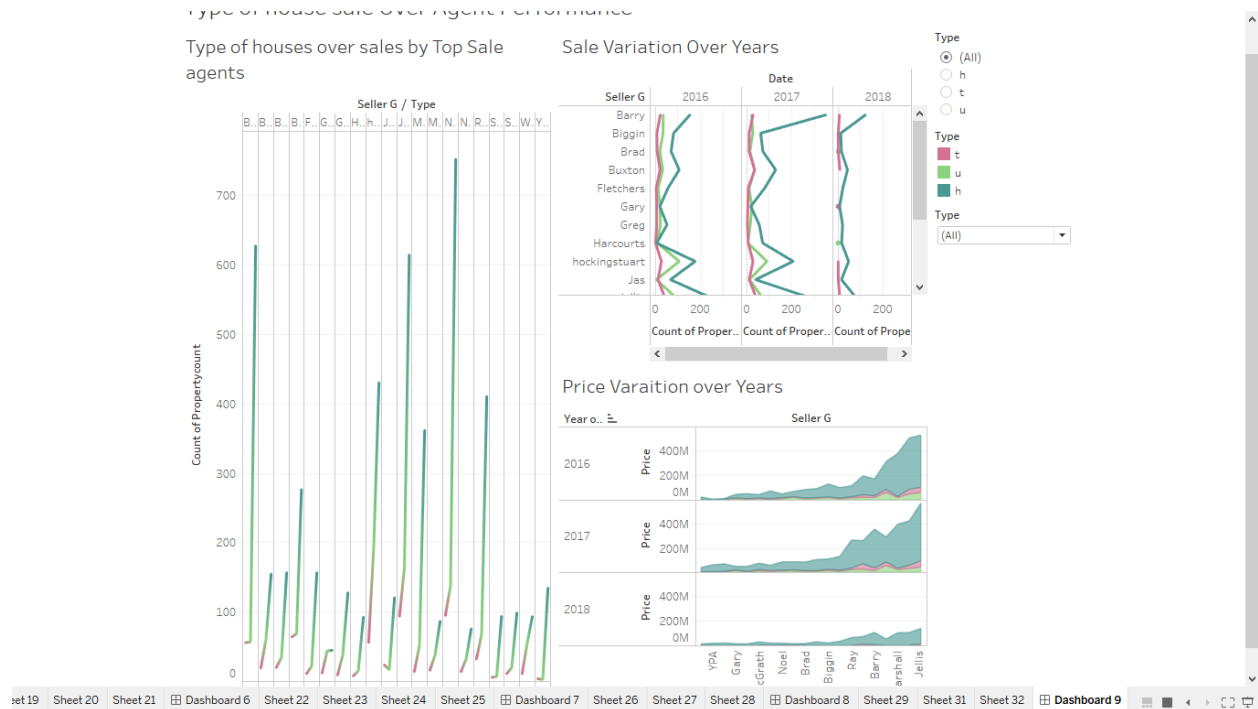
This will help to give a brief explanation about the sales agent performance over the particular area. This helps in difference between sales agents as well with giving a valuable source to the people looking for an agent with their own area. Performance meter Explained about the efficiency of the people over years are discussed.

D – 9 Sales Method



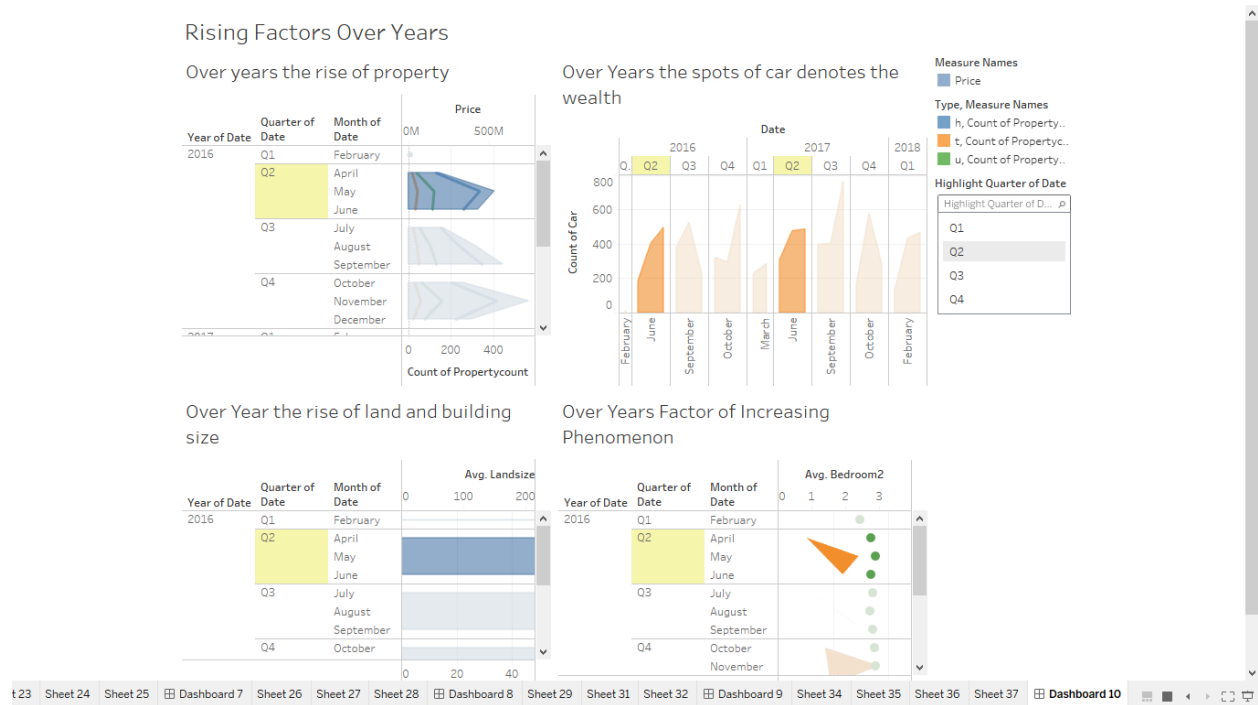
This also gives a study about the sales method over years are discussed. This record which elaborates the people choice of payment method. Which helps other people can make a process without fear as well with baking perspective number of sales over year with revenue generation. Over years the following practice can be identified. Sales agents preference of sale method identified here.

D – 10 – Type of House Sale over Years by Top Agents



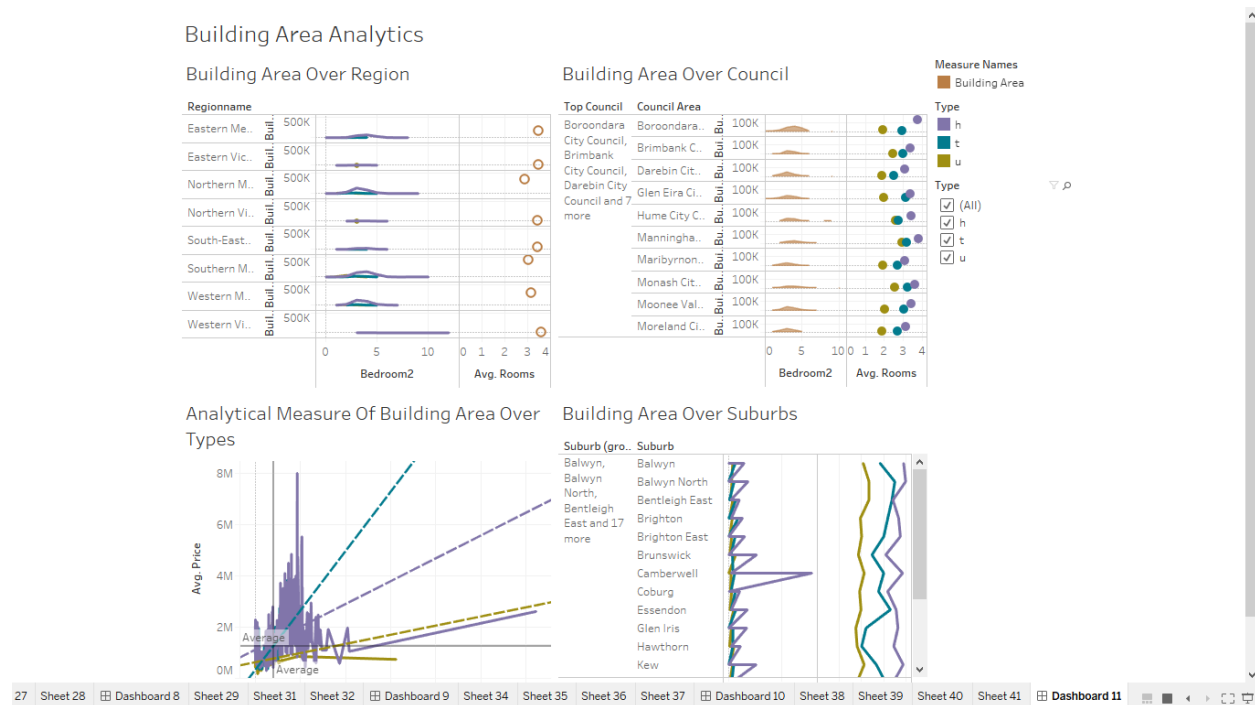
This Explains the factor of sales over years with the type of houses by the sales agents overall. How the revenue generated over years in sale and building houses can be identified here periodically. Produces a source of information for business perspective. Which sale agent gained the most can be visible here.

D – 11 – Rising Factor Over Years



Through the years how the field has been growing , what type performance were achieved over years in the field are discussed here. Explaining the current and periodic scenario based on the facts we can predict and estimate the value and growth of the field. This gives the Evidence of the rising factor.

D – 12 Analytic over Building area of room and Bedroom



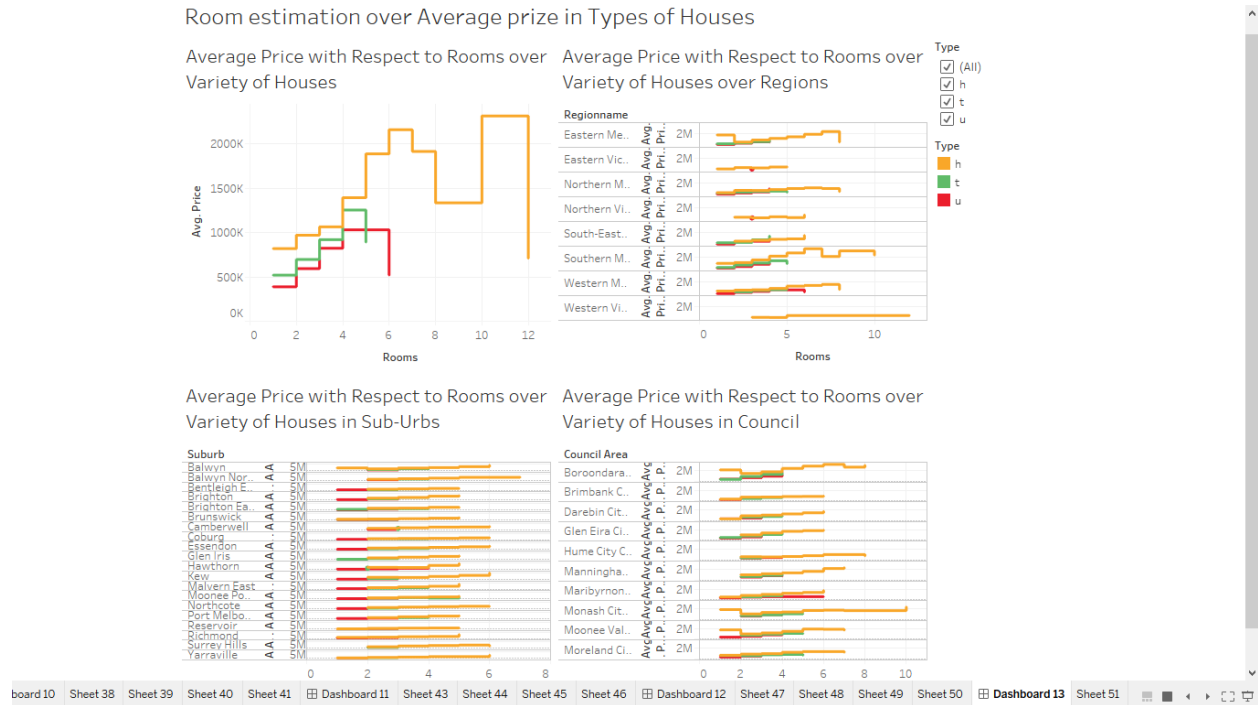
Analytics of the increase of infra structure of Bedroom and rooms are discussed here, explaining the increase of particularly this two rooms shows the value of luxury life. The need of extra space or additional added content proved here for cost efficiency. This Classified into all of regions, Council, Sub – urbs are Discussed here as a increasing factor.

D –13 Landsize Analysis with Rooms in the type of Houses



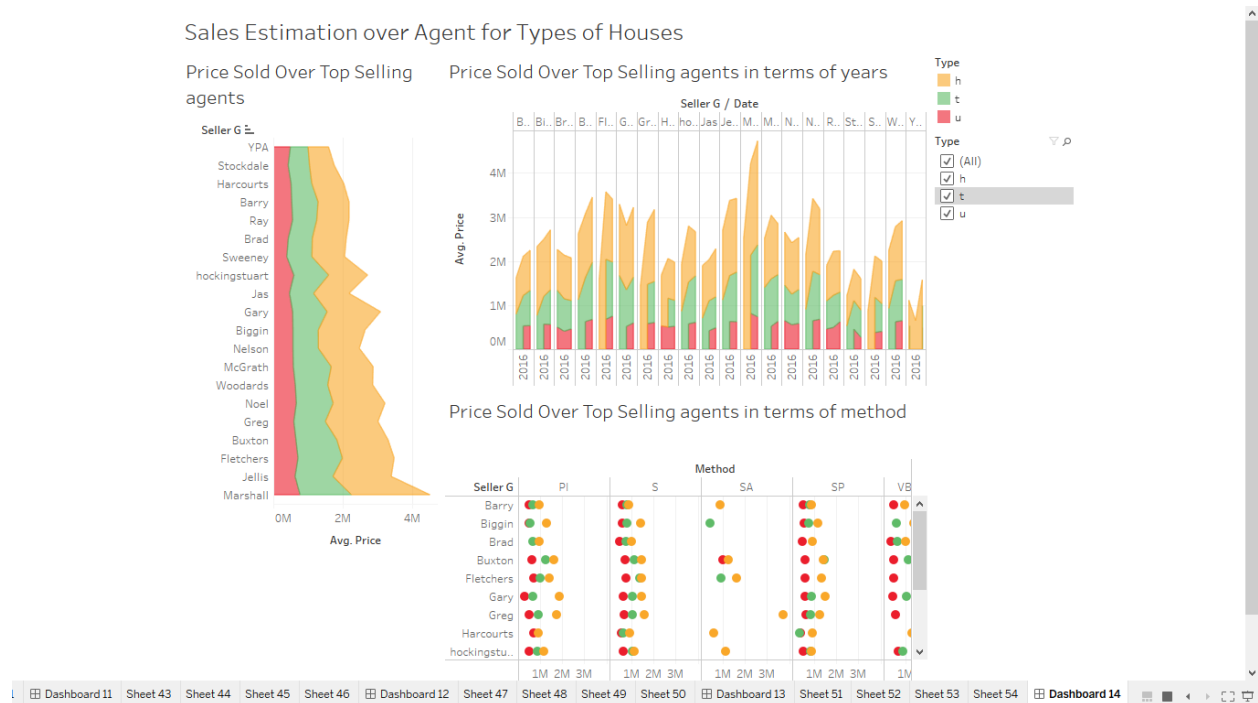
In the types of houses the extra or additional space are getting increased in terms of landsize over all the houses. With the collective evidence over previous classified data these details are discussed here. This Classified are group into all of regions, Council, Sub – urbs are Discussed here. All the factors that showing a rise and a need of the additional space can be identified here.

D – 14 Prize analysis report



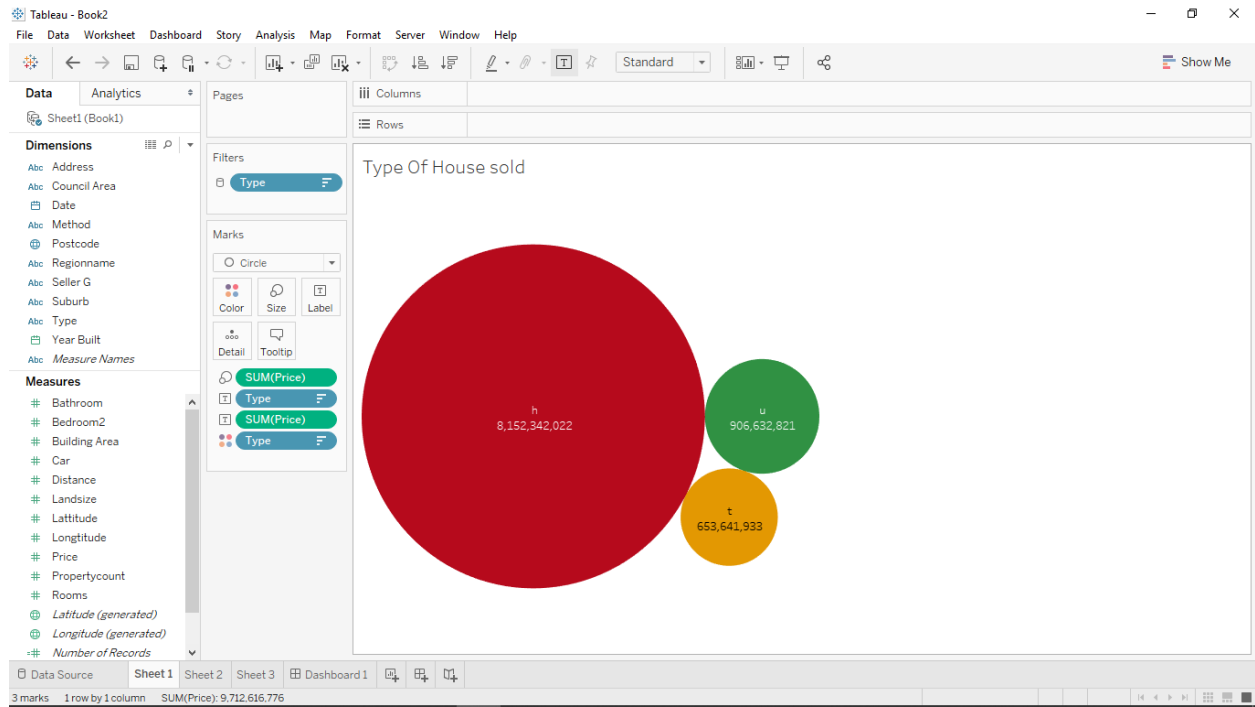
With the increasing factor of rooms, the prize of the types of houses also increased, With the previous year collection of data those provide the features of the value estimation of the property and forecasting prizes are discussed here. With the help of this Classified into all of regions, Council, Sub – urbs we can identify the growing factor of the price are discussed here.

D -15 Sales Analysis Report

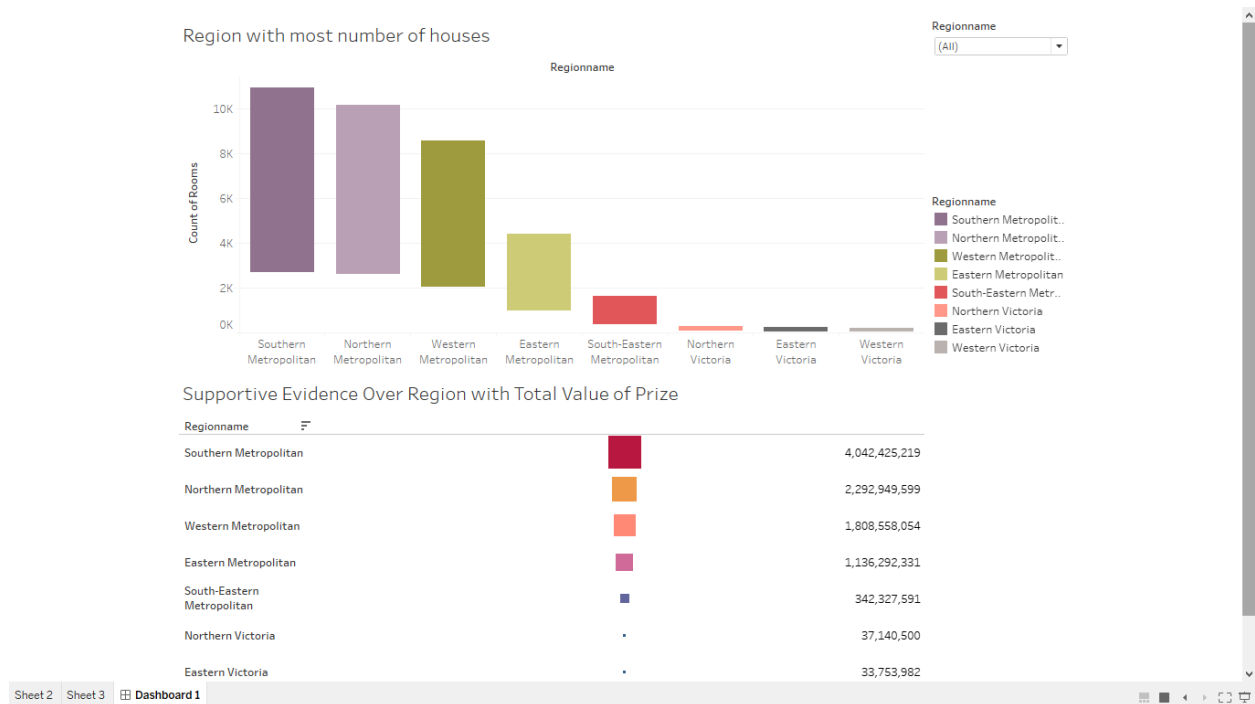


This provide the features of the sales valuation over agents in terms of method and selling in over all with the classification of Types of houses. This provide a over all performance or the pattern style of the agents through out the carrier. With the Quality and Quantitative observation sales performance are calculated here.

Additional Screen Shots of the Working model Present below.



p-2



p-3

