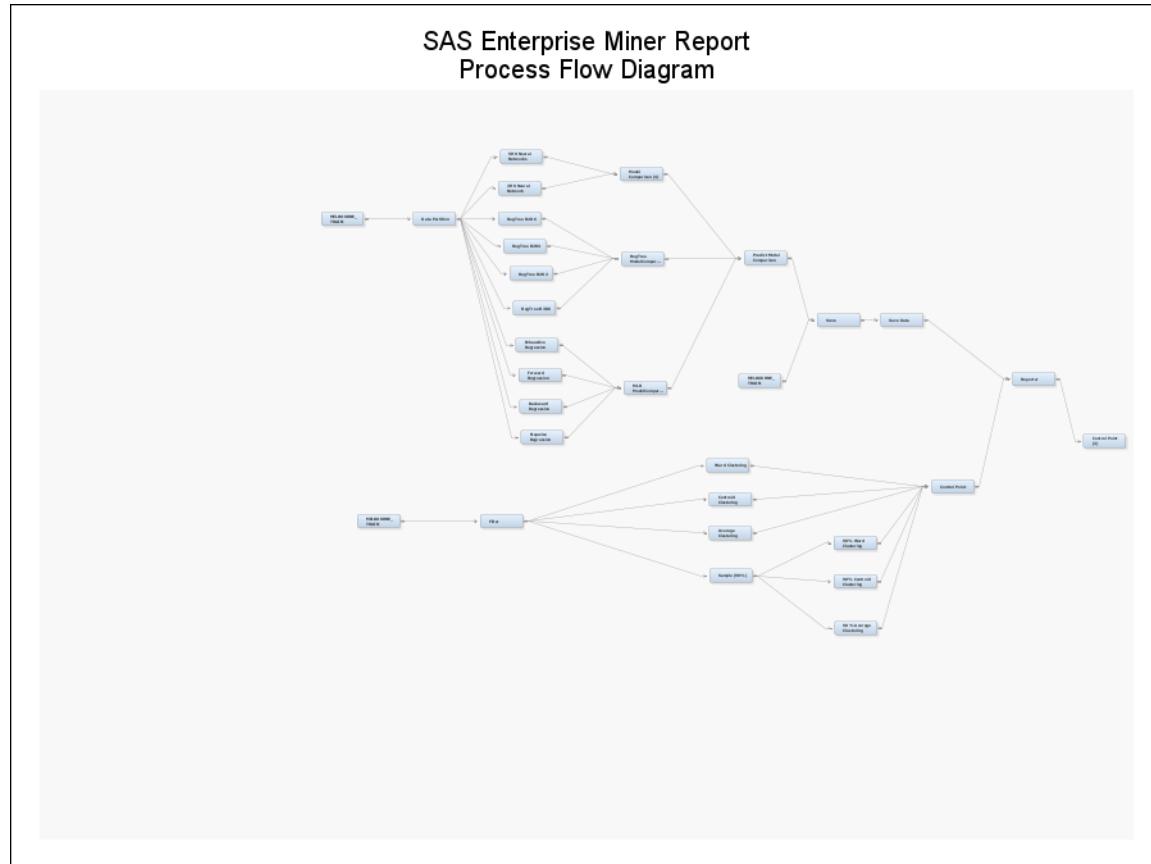


SAS Enterprise Miner Report

User = selan2
Date = 01:23:43 October 10
Project = ES.PredictiveAnalysis
Diagram = Project Prediction

Start Node = Report
Node label = Reporter
Nodes = PATH
Showall = N

Format = PDF
Style = LISTING



SAS Enterprise Miner Report

Node=MELBOURNE_TRAIN Summary

Node id = lds3
 Node label = MELBOURNE_TRAIN
 Meta path = lds3
 Notes =

Node=MELBOURNE_TRAIN Properties

Property	Value	Default	Property	Value	Default	Property	Value	Default
Component	DataSource		DsCreatedBy	selan2		NBytes	2753536	.
ApplyIntervalLevelLowerLimit	Y		DsId	melbournetrain		NCols	21	.
ApplyMaxClassLevels	Y		DsModifiedBy	selan2		NObs	13580	.
ApplyMaxPercentMissing	Y		DsModifyDate	2044120794.3		NewTable		
CMeta	WORK.M1C8YVOU		DsSampleName			NewVariableRole	REJECT	
ComputeStatistics	N		DsSampleSize			OutputType	VIEW	
DBPassThrough	Y		DsSampleSizeType			Role	RAW	TRAIN
Data	ESDATA.MELBOURNE_TRAIN		DsScope	LOCAL		Sample	D	
DataSelection	DATASOURCE		IdentifyEmptyColumns	Y		SampleSizeObs	10000	
DataSource	melbournetrain		IntervalLowerLimit	20		SampleSizePercent	20	
DataSourceRole	RAW		Library	ESDATA		SampleSizeType	PERCENT	
Description			MaxClassLevels	20		Scope	LOCAL	
DropMapVariables	Y		MaxPercentMissing	50		Segment		
DsCreateDate	2044120794.2		MetaAdvisor	BASIC		Table	MELBOURNE_TRAIN	

Node=MELBOURNE_TRAIN

Data Attributes

Attribute	Value	Attribute	Value	Attribute	Value
Data Name	MELBOURNE_TRAIN	Date Created	09Oct2024:16:30:30	Data Size	2753536
Data Type	DATA	Date Modified	09Oct2024:16:30:30	Role	RAW
Data Label		Number Rows	13580	Segment	
Engine	BASE	Number Columns	21	Data Library	ESDATA

Node=MELBOURNE_TRAIN

Variables List

Name	Label	Role	Level	Type	Length	Format	Creator
Address		REJECTED	NOMINAL	C	20	\$20.	
Bathroom		INPUT	INTERVAL	N	8	BEST12.0	
Bedroom2		INPUT	INTERVAL	N	8	BEST12.0	
BuildingArea		INPUT	INTERVAL	N	8	BEST12.0	
Car		INPUT	INTERVAL	N	8	BEST12.0	
CouncilArea		INPUT	NOMINAL	C	13	\$13.	
Date		TIMEID	INTERVAL	N	8	DDMMYY10.0	
Distance		INPUT	INTERVAL	N	8	BEST12.0	
Landsize		INPUT	INTERVAL	N	8	BEST12.0	
Latitude		REJECTED	INTERVAL	N	8	BEST12.0	
Longitude		REJECTED	INTERVAL	N	8	BEST12.0	

Name	Label	Role	Level	Type	Length	Format	Creator
Method		INPUT	NOMINAL	C	2	\$2.	
Postcode		REJECTED	INTERVAL	N	8	BEST12.0	
Price		INPUT	INTERVAL	N	8	BEST12.0	
Propertycount		INPUT	INTERVAL	N	8	BEST12.0	
Regionname		INPUT	NOMINAL	C	21	\$21.	
Rooms		INPUT	INTERVAL	N	8	BEST12.0	
SellerG		INPUT	NOMINAL	C	13	\$13.	
Suburb		INPUT	NOMINAL	C	16	\$16.	
Type		INPUT	NOMINAL	C	1	\$1.	
YearBuilt		INPUT	INTERVAL	N	8	BEST12.0	

SAS Enterprise Miner Report

Node=Filter Summary

Node id = Filter
 Node label = Filter
 Meta path = lds3 => Filter
 Notes =

Node=Filter Properties

Property	Value	Default	Property	Value	Default	Property	Value	Default
Component	Filter		KeepMissingInterval	Y		PercentsCutoff	0.5	
ClassFilterMethod	MINPCT		MADSCutoff	9		PublishScoreCode	Y	
CreateDistributionData	Y	N	MaxValues	25		SpacingsCutoff	9	
ExportTable	FILTERED		MinFreq	1		StddevCutoff	3	
IntervalFilterMethod	STDDEV		MinPercent	0.01		TabletoFilter	TRAIN	
KeepMissingClass	Y		NormalizeClassValue	Y		UpdateClassLevel	N	

Node=Filter Variable Summary

Role	Level	Frequency Count	Name
TIMEID	INTERVAL	1	Date
REJECTED	INTERVAL	3	Latitude Longitude Postcode
REJECTED	NOMINAL	1	Address
INPUT	INTERVAL	10	Bathroom Bedroom2 BuildingArea Car Distance Landsize Price Propertycount Rooms YearBuilt
INPUT	NOMINAL	6	CouncilArea Method Regionname SellerG Suburb Type

Node=Filter Excluded Class Values

Variable	Role	Level	Train Count	Train Percent	Label	Filter Method
Method	INPUT	SA	92	0.67747		MINPCT
Regionname	INPUT	EASTERN VICTORIA	53	0.39028		MINPCT
Regionname	INPUT	NORTHERN VICTORIA	41	0.30191		MINPCT
Regionname	INPUT	WESTERN VICTORIA	32	0.23564		MINPCT

Node=Filter Limits for Interval Variables

Variable	Role	Minimum	Maximum	Filter Method	Keep Missing Values	Label
Bathroom	INPUT	-0.54	3.61	STDDEV	Y	
Bedroom2	INPUT	0.02	5.81	STDDEV	Y	
BuildingArea	INPUT	-1471.08	1775.01	STDDEV	Y	
Car	INPUT	-1.28	4.50	STDDEV	Y	
Distance	INPUT	-7.47	27.74	STDDEV	Y	
Landsize	INPUT	-11413.59	12530.42	STDDEV	Y	
Price	INPUT	-842248.09	2993616.25	STDDEV	Y	

Variable	Role	Minimum	Maximum	Filter Method	Keep Missing Values	Label
Propertycount	INPUT	-5681.33	20590.16	STDDEV	Y	
Rooms	INPUT	0.07	5.81	STDDEV	Y	
YearBuilt	INPUT	1852.86	2076.51	STDDEV	Y	

SAS Enterprise Miner Report

Node=Sample (90%) Summary

Node id = Smpl
 Node label = Sample (90%)
 Meta path = Ids3 => Filter => Smpl
 Notes =

Node=Sample (90%) Properties

Property	Value	Default	Property	Value	Default	Property	Value	Default
Component	Sample		IgnoreSmallStrata	N		OutputType	DATA	
AdjustFreq	N		IntervalDistribution	Y		Pvalue	0.01	
Alpha	0.01		LevelProportion	100		RandomSeed	12345	
ClassDistribution	Y		LevelSampleProportion	50		SizeObs	.	
ClusterMethod	RANDOM		LevelSelection	EVENT		SizePercent	90	10
FreqCount	N		Method	DEFAULT		SizeType	PERCENT	
FreqMiss	N		MinStrataSize	5		StratifyCriterion	PROPORTIONAL	

Node=Sample (90%) Variable Summary

Role	Level	Frequency Count	Name
TIMEID	INTERVAL	1	Date
REJECTED	INTERVAL	3	Latitude Longitude Postcode
REJECTED	NOMINAL	1	Address
INPUT	INTERVAL	10	Bathroom Bedroom2 BuildingArea Car Distance Landsize Price Propertycount Rooms YearBuilt
INPUT	NOMINAL	6	CouncilArea Method Regionname SellerG Suburb Type

SAS Enterprise Miner Report

Node=90% Average Clustering Summary

Node id = Clus6
 Node label = 90% Average Clustering
 Meta path = Ids3 => Filter => Smpl => Clus6
 Notes =

Node=90% Average Clustering Properties

Property	Value	Default	Property	Value	Default	Property	Value	Default
Component	Cluster		FinalMaxNum	20		MissingNominal	DEFAULT	
AutomaticMaxNum	50		HideVariable	Y		MissingOrdinal	DEFAULT	
AutomaticMethod	AVERAGE	WARD	ImputationMethod	NONE		NominalEncoding	GLM	
AutomaticMinNum	2		Initial	DEFAULT		NumberClusterMethod	USER	AUTOMATIC
Bins	100		Learn	.		OrdinalEncoding	RANK	
CCCCutOff	3		LearnFinal	0.02		Radius	0	
ClusterGraphs	Y		LearnInitial	0.5		Stdize	STD	
Clusvar	_SEGMENT_		LearnSteps	1000		Summary	N	
ClusvarLabel	Segment Variable		MaxC	6	10	TrainDefaults	Y	
ClusvarRole	SEGMENT		MaxIter	10		TreeProfile	Y	
DistancePlot	Y		MaxSteps	1200		XConv	0.0001	
Drift	N		MissingInterval	DEFAULT				

Node=90% Average Clustering Variable Summary

Role	Level	Frequency Count	Name
INPUT	INTERVAL	10	Bathroom Bedroom2 BuildingArea Car Distance Landsize Price Propertycount Rooms YearBuilt
INPUT	NOMINAL	6	CouncilArea Method Regionname SellerG Suburb Type
ID	INTERVAL	1	_dataobs_

Node=90% Average Clustering Mean Statistics

Variable	Segment 1	Segment 2	Segment 3	Segment 4	Segment 5	Segment 6
Clustering Criterion	0.14	0.14	0.14	0.14	0.14	0.14
Maximum Relative Change in Cluster Seeds	0.03	0.03	0.03	0.03	0.03	0.03
Improvement in Clustering Criterion
Frequency of Cluster	2716.00	159.00	1767.00	2788.00	1113.00	2550.00
Root-Mean-Square Standard Deviation	0.13	0.20	0.14	0.16	0.17	0.13
Maximum Distance from Cluster Seed	8.58	15.88	9.98	9.79	20.75	8.83
Nearest Cluster	6.00	1.00	4.00	3.00	3.00	1.00
Distance to Nearest Cluster	2.83	6.62	2.81	2.81	6.69	2.83
Bathroom	1.12	1.46	2.22	1.82	1.08	1.19
Bedroom2	1.85	2.09	3.86	3.36	2.75	2.77
BuildingArea	78.17	86.41	216.49	153.60	689.54	118.48
Car	1.04	1.24	2.03	2.01	1.46	1.23
Distance	7.24	5.37	8.94	14.26	10.31	7.42

Variable	Segment 1	Segment 2	Segment 3	Segment 4	Segment 5	Segment 6
Landsize	200.94	4055.73	571.86	501.63	512.08	387.95
Price	599170.84	711166.29	1833789.00	884391.94	1004271.83	1151812.95
Propertycount	7600.69	7969.30	7006.71	6048.96	4215.75	8717.01
Rooms	1.84	2.10	3.91	3.37	2.78	2.80
YearBuilt	1980.51	1994.73	1949.42	1986.36	1950.58	1931.11
CouncilArea=Banyule	0.04	0.01	0.04	0.08	0.12	0.03
CouncilArea=Bayside	0.03	0.01	0.10	0.02	0.03	0.02
CouncilArea=Boroondara	0.11	0.11	0.24	0.02	0.03	0.08
CouncilArea=Brimbank	0.01	0.01	0.00	0.08	0.11	0.02
CouncilArea=Darebin	0.04	0.01	0.03	0.01	0.02	0.14
CouncilArea=Glen Eira	0.09	0.01	0.09	0.08	0.07	0.06
CouncilArea=Greater Dandenong	0.00	0.00	0.00	0.02	0.00	0.00
CouncilArea=Hobsons Bay	0.03	-0.00	0.03	0.05	0.09	0.03
CouncilArea=Hume	0.00	-0.00	-0.00	0.04	0.02	0.00
CouncilArea=Kingston	0.01	0.01	0.00	0.06	0.01	0.00
CouncilArea=Knox	0.00	0.00	0.00	0.03	0.00	-0.00
CouncilArea=Manningham	0.00	0.01	0.04	0.06	0.03	0.01
CouncilArea=Maribyrnong	0.06	0.10	0.03	0.05	0.11	0.07
CouncilArea=Maroondah	0.00	0.00	0.00	0.03	0.00	0.00
CouncilArea=Melbourne	0.09	0.25	0.02	0.00	0.00	0.04
CouncilArea=Melton	0.00	0.00	0.00	0.01	0.00	0.00
CouncilArea=Monash	0.01	-0.00	0.03	0.06	0.04	0.01
CouncilArea=Moonee Valley	0.07	0.02	0.09	0.09	0.14	0.08
CouncilArea=Moreland	0.09	0.03	0.04	0.10	0.06	0.18
CouncilArea=Nillumbik	0.00	-0.00	0.00	0.01	0.00	0.00
CouncilArea=Port Phillip	0.11	0.14	0.05	0.00	0.03	0.05
CouncilArea=Stonnington	0.11	0.09	0.08	0.01	0.01	0.05
CouncilArea=Unavailable	0.00	-0.00	-0.00	0.00	0.00	0.00
CouncilArea=Whitehorse	0.02	0.01	0.04	0.04	0.04	0.01
CouncilArea=Whittlesea	0.00	0.00	0.00	0.05	0.00	0.01
CouncilArea=Wyndham	0.00	0.01	0.00	0.02	0.00	0.01
CouncilArea=Yarra	0.07	0.19	0.03	0.00	0.02	0.11
Method=PI	0.12	0.13	0.18	0.11	0.06	0.10
Method=S	0.59	0.48	0.61	0.69	0.77	0.73
Method=SP	0.16	0.22	0.07	0.14	0.11	0.11
Method=VB	0.12	0.16	0.14	0.05	0.06	0.06
Regionname=Eastern Metropolitan	0.06	0.03	0.12	0.22	0.17	0.04
Regionname=Northern Metropolitan	0.30	0.40	0.13	0.21	0.15	0.48
Regionname=South-Eastern Metropo	0.01	0.01	0.00	0.09	0.01	0.00
Regionname=Southern Metropolitan	0.48	0.43	0.61	0.18	0.23	0.28
Regionname=Western Metropolitan	0.16	0.13	0.14	0.30	0.44	0.20
SellerG=@Realty	0.00	-0.00	-0.00	0.00	0.00	-0.00
SellerG=ASL	-0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Abercromby's	0.00	-0.00	0.01	0.00	0.00	0.00
SellerG=Ace	0.00	-0.00	-0.00	0.00	0.00	-0.00
SellerG=Alexkarbon	0.01	0.01	0.00	0.00	0.00	0.00
SellerG=Allens	0.00	0.00	0.00	0.00	0.00	-0.00
SellerG=Anderson	0.00	-0.00	0.00	-0.00	0.00	-0.00
SellerG=Appleby	0.00	-0.00	-0.00	0.00	0.00	-0.00
SellerG=Area	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Ascend	0.00	-0.00	0.00	0.00	0.00	-0.00
SellerG=Assisi	0.00	-0.00	0.00	0.00	0.00	0.00

Variable	Segment 1	Segment 2	Segment 3	Segment 4	Segment 5	Segment 6
SellerG=Australian	0.00	-0.00	-0.00	0.00	0.00	0.00
SellerG=Barlow	0.00	-0.00	-0.00	0.00	0.01	0.00
SellerG=Barry	0.03	0.01	0.04	0.14	0.13	0.05
SellerG=Bayside	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Bekdon	0.00	0.00	0.00	0.00	-0.00	-0.00
SellerG=Beller	0.00	0.01	0.00	0.00	-0.00	0.00
SellerG=Bells	0.00	-0.00	-0.00	0.01	0.01	0.00
SellerG=Besser	0.00	0.00	-0.00	0.00	0.00	-0.00
SellerG=Better	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Biggin	0.04	0.12	0.02	0.01	0.02	0.04
SellerG=Blue	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Boutique	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Brace	0.00	0.00	0.00	0.00	-0.00	0.00
SellerG=Brad	0.02	-0.00	0.01	0.03	0.04	0.03
SellerG=Buckingham	0.00	0.00	-0.00	0.01	0.00	0.00
SellerG=Bullen	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Burnham	0.01	0.00	-0.00	0.00	0.01	0.00
SellerG=Buxton	0.04	0.05	0.06	0.07	0.05	0.03
SellerG=Buxton/Advant	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=C21	0.00	-0.00	0.00	0.01	0.01	0.00
SellerG=Caine	0.00	0.00	0.00	0.00	-0.00	0.00
SellerG=Calder	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Carter	0.00	-0.00	0.00	0.00	-0.00	0.00
SellerG=Castran	0.00	-0.00	0.00	-0.00	-0.00	0.00
SellerG=Cayzer	0.01	0.01	0.01	-0.00	0.01	0.00
SellerG=Century	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Chambers	0.00	0.00	0.00	-0.00	-0.00	0.00
SellerG=Changing	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Charlton	0.00	-0.00	0.00	0.00	0.00	-0.00
SellerG=Chisholm	0.02	0.03	0.00	0.00	0.00	0.01
SellerG=Christopher	0.00	-0.00	0.00	0.00	-0.00	0.00
SellerG=Clairmont	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Collins	0.00	0.02	0.00	0.00	0.01	0.01
SellerG=Compton	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Conquest	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Considine	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Coventry	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Craig	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Crane	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=D'Aprano	0.00	-0.00	0.00	0.00	-0.00	0.00
SellerG=Daniel	-0.00	-0.00	0.00	0.00	0.00	-0.00
SellerG=Darras	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Darren	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=David	0.00	0.00	-0.00	0.00	0.00	-0.00
SellerG=Del	0.00	0.00	-0.00	0.00	0.00	0.00
SellerG=Dingle	0.01	0.03	0.00	0.00	0.00	0.00
SellerG=Direct	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Dixon	0.00	0.00	-0.00	0.00	0.00	0.00
SellerG=Domain	0.00	0.00	0.00	-0.00	-0.00	0.00
SellerG=Douglas	0.00	0.00	-0.00	0.01	0.03	0.00
SellerG=Edward	0.00	0.02	0.00	0.00	0.00	0.00
SellerG=Elite	0.00	0.00	-0.00	0.00	0.00	0.00

Variable	Segment 1	Segment 2	Segment 3	Segment 4	Segment 5	Segment 6
SellerG=Eview	0.00	0.00	0.00	0.01	0.00	0.00
SellerG=FN	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=First	-0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Fletchers	0.02	0.01	0.04	0.03	0.02	0.01
SellerG=Fletchers/One	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Follett	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Frank	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Free	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=GL	-0.00	-0.00	0.00	0.00	0.01	0.00
SellerG=Galldon	0.00	-0.00	-0.00	0.00	0.00	-0.00
SellerG=Gardiner	0.00	-0.00	-0.00	0.00	0.00	-0.00
SellerG=Garvey	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Gary	0.02	0.01	0.02	0.01	0.01	0.01
SellerG=Geoff	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Grantham	0.00	0.00	-0.00	0.00	0.00	0.00
SellerG=Greg	0.02	0.02	0.02	0.01	0.02	0.02
SellerG=Gunn&Co	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=HAR	0.00	-0.00	0.00	0.01	0.00	0.00
SellerG=Hall	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Ham	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Harcourts	0.01	0.01	0.00	0.02	0.01	0.01
SellerG=Harrington	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Haughton	0.00	0.00	-0.00	0.00	0.01	0.00
SellerG=Hayeswinckle	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Hodges	0.01	0.00	0.02	0.01	0.01	0.01
SellerG=Holland	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Homes	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Hooper	0.00	0.01	0.00	0.00	0.00	0.00
SellerG=Hoskins	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Hunter	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Iconeck	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=J	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=JMRE	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=JRW	0.00	-0.00	0.00	0.00	0.00	-0.00
SellerG=Jas	0.02	0.01	0.01	0.01	0.04	0.03
SellerG=Jason	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Jellis	0.11	0.14	0.16	0.04	0.04	0.13
SellerG=Johnston	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Joseph	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Kay	0.01	0.03	0.02	0.00	0.00	0.01
SellerG=Kelly	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Ken	0.00	0.00	-0.00	0.00	0.00	0.00
SellerG=LITTLE	0.01	0.01	0.00	0.00	-0.00	0.00
SellerG=LJ	-0.00	-0.00	-0.00	0.00	0.00	0.00
SellerG=LLC	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Langwell	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Le	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Leased	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Leyton	0.00	-0.00	-0.00	0.00	0.00	-0.00
SellerG=Lindellas	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Love	0.01	0.01	0.00	0.01	0.00	0.01
SellerG=Lucas	0.00	-0.00	0.00	0.00	0.00	0.00

Variable	Segment 1	Segment 2	Segment 3	Segment 4	Segment 5	Segment 6
SellerG=Luxe	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Luxton	0.00	-0.00	-0.00	0.00	0.00	-0.00
SellerG=M.J	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=MICM	0.01	0.01	0.00	-0.00	-0.00	-0.00
SellerG=Maddison	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Mandy	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Marshall	0.04	0.04	0.13	0.01	0.01	0.05
SellerG=Mason	0.00	-0.00	-0.00	0.00	0.00	-0.00
SellerG=Matthew	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Max	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=McDonald	0.00	0.01	0.00	0.00	0.00	0.00
SellerG=McGrath	0.02	0.03	0.01	0.01	0.01	0.02
SellerG=McLennan	0.00	-0.00	0.00	0.00	0.00	-0.00
SellerG=McNaughton	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Meadows	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Melbourne	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Metro	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Miles	0.02	0.01	0.02	0.01	0.03	0.01
SellerG=Millership	-0.00	-0.00	0.00	0.00	0.00	-0.00
SellerG=Moonee	0.00	-0.00	0.00	0.00	0.01	0.00
SellerG=Morleys	0.00	-0.00	-0.00	0.00	0.00	-0.00
SellerG=Morrison	0.00	-0.00	0.00	0.01	0.00	0.00
SellerG=Naison	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Nardella	0.00	-0.00	-0.00	0.00	0.00	-0.00
SellerG=Nelson	0.10	0.11	0.10	0.08	0.09	0.19
SellerG>New	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Nguyen	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Nicholson	0.00	-0.00	0.00	0.00	-0.00	0.00
SellerG=Nick	0.00	0.00	0.01	0.00	0.00	0.00
SellerG=Noel	0.02	0.01	0.02	0.02	0.02	0.01
SellerG=North	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=O'Brien	-0.00	0.00	0.00	0.01	0.00	0.00
SellerG=O'Donoghues	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Oak	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Obrien	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=One	0.00	-0.00	0.00	0.00	-0.00	0.00
SellerG=Oriental	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Owen	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=PRD	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Pagan	0.00	0.03	-0.00	0.00	0.00	0.00
SellerG=Parkes	0.00	0.00	0.00	0.00	-0.00	-0.00
SellerG=Parkinson	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Paul	0.00	-0.00	0.00	-0.00	0.00	0.00
SellerG=Peter	0.00	0.01	0.00	0.00	0.00	0.00
SellerG=Philip	0.00	0.00	0.00	0.01	0.01	0.00
SellerG=Point	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Pride	0.00	0.00	0.00	0.00	-0.00	0.00
SellerG=Prime	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Private/Tiern	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Prof.	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Property	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Propertyau	0.00	-0.00	0.00	0.00	0.00	0.00

Variable	Segment 1	Segment 2	Segment 3	Segment 4	Segment 5	Segment 6
SellerG=Prowse	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Purplebricks	0.00	0.00	0.00	0.01	0.00	0.00
SellerG=R&H	0.00	-0.00	0.00	0.00	0.00	-0.00
SellerG=RE	0.00	-0.00	0.00	0.00	-0.00	0.00
SellerG=REMAX	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=RT	0.02	0.01	0.02	0.01	0.02	0.01
SellerG=RW	0.00	0.00	0.00	0.01	0.00	0.00
SellerG=Raine	0.00	0.02	0.00	0.01	0.01	0.01
SellerG=Raine&Horne	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Ray	0.03	0.03	0.03	0.10	0.03	0.03
SellerG=Reach	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Real	0.00	-0.00	0.00	0.00	0.00	-0.00
SellerG=Red	-0.00	-0.00	0.00	0.00	0.00	-0.00
SellerG=Redina	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Reliance	0.00	-0.00	0.00	0.00	-0.00	0.00
SellerG=Rendina	0.01	0.01	0.01	0.00	0.00	0.00
SellerG=Ristic	0.00	-0.00	-0.00	0.00	0.00	0.00
SellerG=Rodney	0.00	0.01	0.00	0.00	-0.00	0.00
SellerG=Roger	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Rosin	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Ross	0.00	-0.00	-0.00	0.00	0.00	-0.00
SellerG=Rounds	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=S&L	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=SN	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Schroeder	0.00	-0.00	0.00	0.00	0.00	-0.00
SellerG=Scott	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Sell	0.00	-0.00	-0.00	0.00	0.00	-0.00
SellerG=Sotheby's	0.00	-0.00	0.00	-0.00	0.00	0.00
SellerG=Steveway	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Stockdale	0.01	0.00	-0.00	0.02	0.01	0.01
SellerG=Sweeney	0.01	0.01	0.01	0.02	0.03	0.01
SellerG=Sweeney/Advan	0.00	0.00	-0.00	0.00	0.00	0.00
SellerG=TRUE	0.00	0.00	-0.00	0.00	0.00	-0.00
SellerG=The	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Thomas	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Thomson	0.01	0.00	0.00	0.00	0.00	0.00
SellerG=Tiernan's	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Tim	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Trimson	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Triwest	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Upper	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=VICPROP	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Vic	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Victory	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Village	0.01	-0.00	0.01	0.01	0.01	0.02
SellerG=W.B.	0.00	0.00	-0.00	0.00	-0.00	0.00
SellerG=WHITEFOX	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Walsh	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Walshe	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Weda	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Weston	0.00	0.00	-0.00	0.00	0.00	0.00
SellerG=Westside	0.00	-0.00	0.00	0.00	0.00	0.00

Variable	Segment 1	Segment 2	Segment 3	Segment 4	Segment 5	Segment 6
SellerG=White	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Whiting	0.00	0.01	0.00	0.00	-0.00	0.00
SellerG=William	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Williams	0.01	0.01	0.01	0.01	0.01	0.01
SellerG=Wilson	0.00	-0.00	0.00	-0.00	0.00	0.00
SellerG=Win	0.00	-0.00	0.00	0.00	-0.00	0.00
SellerG=Wood	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Woodards	0.03	0.05	0.02	0.02	0.02	0.03
SellerG=Xynergy	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=YPA	0.00	-0.00	0.00	0.03	0.01	0.01
SellerG=Zahn	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=buyMyplace	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=hockingstuart	0.13	0.06	0.08	0.07	0.06	0.07
SellerG=iOne	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=iProperty	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=iSell	-0.00	0.00	0.00	0.00	-0.00	-0.00
SellerG=iTRAK	0.00	-0.00	-0.00	0.00	0.00	-0.00
Suburb=Abbotsford	0.01	0.01	0.00	0.00	0.00	0.01
Suburb=Aberfeldie	0.00	0.00	0.01	0.00	0.00	0.00
Suburb=Airport West	0.00	-0.00	-0.00	0.01	0.01	0.00
Suburb=Albanvale	0.00	-0.00	-0.00	0.00	0.00	-0.00
Suburb=Albert Park	0.00	0.00	0.01	0.00	0.02	0.01
Suburb=Albion	0.00	0.01	0.00	0.00	0.01	0.00
Suburb=Alphington	0.00	0.00	0.01	0.00	0.00	0.00
Suburb=Altona	0.01	0.00	0.00	0.01	0.02	0.00
Suburb=Altona Meadows	0.00	0.00	0.00	0.00	0.00	-0.00
Suburb=Altona North	0.00	0.00	0.00	0.01	0.01	0.00
Suburb=Ardeer	-0.00	0.00	0.00	0.00	0.00	-0.00
Suburb=Armadale	0.01	0.02	0.01	0.00	0.00	0.00
Suburb=Ascot Vale	0.01	0.01	0.01	0.00	0.01	0.02
Suburb=Ashburton	0.00	0.00	0.02	0.00	0.01	0.00
Suburb=Ashwood	0.00	0.00	0.01	0.00	0.01	0.00
Suburb=Aspendale	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Aspendale Garden	0.00	-0.00	-0.00	0.00	-0.00	0.00
Suburb=Attwood	0.00	-0.00	-0.00	0.00	-0.00	0.00
Suburb=Avondale Heights	0.00	0.00	0.00	0.01	0.02	0.00
Suburb=Balaclava	0.01	0.01	0.00	-0.00	0.00	-0.00
Suburb=Balwyn	0.01	0.00	0.02	0.00	0.01	0.00
Suburb=Balwyn North	0.00	0.00	0.05	0.01	0.00	0.01
Suburb=Bayswater	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Bayswater North	-0.00	-0.00	-0.00	0.00	-0.00	-0.00
Suburb=Beaumaris	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Bellfield	0.00	0.00	0.00	0.00	0.01	0.00
Suburb=Bentleigh	0.01	-0.00	0.02	0.01	0.02	0.00
Suburb=Bentleigh East	0.01	-0.00	0.02	0.03	0.00	0.03
Suburb=Black Rock	0.00	0.00	0.00	0.00	0.00	-0.00
Suburb=Blackburn	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Blackburn North	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Blackburn South	0.00	0.01	0.00	0.00	0.00	-0.00
Suburb=Bonbeach	-0.00	-0.00	-0.00	0.00	0.00	-0.00
Suburb=Boronia	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Box Hill	0.01	-0.00	0.01	0.00	0.01	0.00

Variable	Segment 1	Segment 2	Segment 3	Segment 4	Segment 5	Segment 6
Suburb=Braybrook	0.00	0.01	-0.00	0.01	0.01	0.00
Suburb=Briar Hill	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Brighton	0.01	-0.00	0.04	0.00	0.00	0.01
Suburb=Brighton East	0.01	0.00	0.03	0.01	0.01	0.01
Suburb=Broadmeadows	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Brooklyn	0.00	0.00	-0.00	0.00	0.00	0.00
Suburb=Brunswick	0.02	0.01	0.01	0.00	0.00	0.04
Suburb=Brunswick East	0.01	-0.00	0.00	0.00	-0.00	0.01
Suburb=Brunswick West	0.02	-0.00	0.01	0.00	0.00	0.02
Suburb=Bulleen	0.00	-0.00	0.01	0.01	0.02	0.00
Suburb=Bundoora	0.00	0.00	0.00	0.00	0.00	0.01
Suburb=Burnley	0.00	0.00	0.00	-0.00	0.00	0.00
Suburb=Burnside	-0.00	-0.00	-0.00	0.00	0.00	-0.00
Suburb=Burnside Heights	-0.00	0.00	0.00	0.00	0.00	-0.00
Suburb=Burwood	0.00	0.00	0.01	0.01	0.02	0.00
Suburb=Burwood East	0.00	0.00	0.00	0.00	0.00	-0.00
Suburb=Cairnlea	-0.00	-0.00	-0.00	0.00	-0.00	-0.00
Suburb=Camberwell	0.01	0.01	0.02	0.00	-0.00	0.01
Suburb=Campbellfield	0.00	-0.00	-0.00	0.00	0.00	0.00
Suburb=Canterbury	0.00	0.01	0.01	0.00	0.00	0.00
Suburb=Carlton	0.01	0.02	0.00	-0.00	-0.00	0.01
Suburb=Carlton North	0.00	0.01	0.00	-0.00	0.01	0.01
Suburb=Carnegie	0.02	-0.00	0.02	0.01	0.00	0.01
Suburb=Caroline Springs	-0.00	0.00	-0.00	0.00	0.00	-0.00
Suburb=Caulfield	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Caulfield East	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Caulfield North	0.01	0.00	0.01	0.00	-0.00	0.00
Suburb=Caulfield South	0.00	0.00	0.00	0.00	0.01	0.00
Suburb=Chadstone	0.00	0.01	0.00	0.01	0.01	0.00
Suburb=Chelsea	-0.00	0.00	0.00	0.00	0.00	-0.00
Suburb=Chelsea Heights	-0.00	-0.00	-0.00	0.00	0.00	-0.00
Suburb=Cheltenham	0.00	0.00	0.00	0.01	0.00	0.00
Suburb=Clarinda	-0.00	0.00	0.00	0.00	0.00	-0.00
Suburb=Clayton	-0.00	0.00	0.00	0.00	0.00	-0.00
Suburb=Clayton South	0.00	0.00	-0.00	0.00	0.00	-0.00
Suburb=Clifton Hill	0.01	0.00	0.00	0.00	0.01	0.01
Suburb=Coburg	0.01	0.01	0.01	0.00	-0.00	0.04
Suburb=Coburg North	0.00	0.00	0.00	0.01	0.01	0.00
Suburb=Collingwood	0.01	0.02	-0.00	0.00	-0.00	0.01
Suburb=Coolaroo	0.00	-0.00	-0.00	0.00	0.00	0.00
Suburb=Craigieburn	0.00	-0.00	-0.00	0.01	-0.00	0.00
Suburb=Cremorne	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Croydon	0.00	0.00	0.00	0.01	0.00	0.00
Suburb=Croydon Hills	0.00	-0.00	-0.00	0.00	-0.00	0.00
Suburb=Croydon North	0.00	-0.00	-0.00	0.00	-0.00	-0.00
Suburb=Dallas	-0.00	0.00	0.00	0.00	0.00	-0.00
Suburb=Dandenong	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Dandenong North	0.00	0.00	0.00	0.00	0.00	-0.00
Suburb=Deepdene	-0.00	-0.00	0.00	-0.00	0.00	-0.00
Suburb=Deer Park	-0.00	0.00	-0.00	0.00	0.00	0.00
Suburb=Delahey	-0.00	-0.00	-0.00	0.00	-0.00	-0.00
Suburb=Derrimut	-0.00	0.00	0.00	0.00	0.00	-0.00

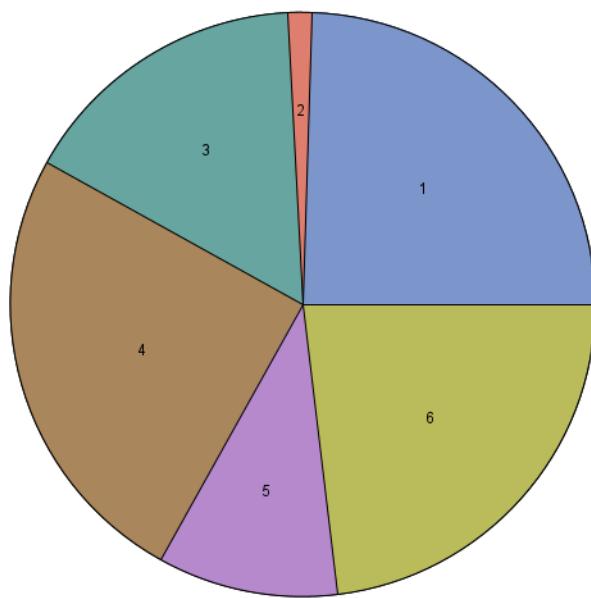
Variable	Segment 1	Segment 2	Segment 3	Segment 4	Segment 5	Segment 6
Suburb=Diggers Rest	0.00	-0.00	-0.00	0.00	-0.00	0.00
Suburb=Dingley Village	0.00	0.00	0.00	0.01	-0.00	-0.00
Suburb=Docklands	0.00	0.00	0.00	-0.00	0.00	-0.00
Suburb=Doncaster	0.00	0.00	0.02	0.02	0.00	0.01
Suburb=Doncaster East	0.00	0.00	0.01	0.01	-0.00	0.00
Suburb=Donvale	0.00	0.00	0.00	0.00	0.00	-0.00
Suburb=Eaglemont	0.00	0.00	0.01	0.00	0.00	0.00
Suburb=East Melbourne	0.01	0.00	0.00	-0.00	0.00	0.00
Suburb=Edithvale	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Elsternwick	0.01	0.00	0.01	0.00	0.00	0.00
Suburb=Eltham	0.00	-0.00	-0.00	0.01	0.00	-0.00
Suburb=Eltham North	-0.00	0.00	-0.00	0.00	0.00	-0.00
Suburb=Elwood	0.03	0.02	0.01	0.00	-0.00	0.01
Suburb=Epping	0.00	0.00	-0.00	0.01	-0.00	0.00
Suburb=Essendon	0.02	0.00	0.02	0.01	0.00	0.03
Suburb=Essendon North	0.00	0.01	0.00	0.00	0.00	0.00
Suburb=Essendon West	0.00	0.00	0.00	0.00	0.01	0.00
Suburb=Fairfield	0.00	0.00	0.00	0.00	0.01	0.00
Suburb=Fawkner	0.00	0.00	0.00	0.02	0.02	0.00
Suburb=Ferntree Gully	-0.00	-0.00	-0.00	0.01	0.00	0.00
Suburb=Fitzroy	0.01	0.03	0.00	0.00	0.00	0.01
Suburb=Fitzroy North	0.01	0.03	0.01	0.00	0.00	0.02
Suburb=Flemington	0.01	0.00	0.00	0.00	0.01	0.01
Suburb=Footscray	0.02	0.02	0.00	0.00	0.00	0.02
Suburb=Forest Hill	0.00	0.00	0.00	0.00	0.00	-0.00
Suburb=Gardenvale	0.00	0.00	0.00	0.00	0.00	-0.00
Suburb=Gladstone Park	-0.00	-0.00	-0.00	0.00	0.01	-0.00
Suburb=Glen Huntly	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Glen Iris	0.01	0.01	0.04	0.00	0.00	0.02
Suburb=Glen Waverley	0.00	-0.00	0.00	0.01	0.00	0.00
Suburb=Glenroy	0.01	0.01	0.00	0.02	-0.00	0.02
Suburb=Gowanbrae	-0.00	-0.00	-0.00	0.01	0.00	-0.00
Suburb=Greensborough	0.00	-0.00	0.00	0.01	-0.00	0.00
Suburb=Greenvale	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Hadfield	0.00	0.00	0.00	0.01	0.01	0.00
Suburb=Hampton	0.01	0.01	0.02	0.01	0.02	0.00
Suburb=Hampton East	0.00	-0.00	0.00	0.00	0.00	0.00
Suburb=Hawthorn	0.03	0.06	0.01	0.00	-0.00	0.02
Suburb=Hawthorn East	0.02	0.02	0.02	0.00	0.00	0.01
Suburb=Heathmont	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Heidelberg	0.00	0.01	0.00	0.00	0.01	0.00
Suburb=Heidelberg Heigh	0.00	0.00	0.00	0.01	0.02	0.00
Suburb=Heidelberg West	0.00	-0.00	0.00	0.00	0.03	0.00
Suburb=Highett	0.00	-0.00	0.00	0.00	0.01	0.00
Suburb=Hillside	0.00	0.00	-0.00	0.01	-0.00	0.00
Suburb=Hoppers Crossing	0.00	0.01	-0.00	0.01	0.00	0.00
Suburb=Hughesdale	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Huntingdale	-0.00	0.00	0.00	0.00	0.00	-0.00
Suburb=Ivanhoe	0.01	-0.00	0.02	0.00	0.01	0.00
Suburb=Ivanhoe East	0.00	0.00	0.01	-0.00	0.00	0.00
Suburb=Jacana	0.00	0.00	-0.00	0.00	0.00	0.00
Suburb=Kealba	0.00	0.00	-0.00	0.01	0.00	0.00

Variable	Segment 1	Segment 2	Segment 3	Segment 4	Segment 5	Segment 6
Suburb=Keilor	-0.00	0.00	-0.00	0.00	0.00	-0.00
Suburb=Keilor Downs	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Keilor East	0.00	0.01	0.00	0.03	0.02	0.00
Suburb=Keilor Lodge	-0.00	-0.00	-0.00	0.00	0.00	-0.00
Suburb=Keilor Park	0.00	0.00	-0.00	0.01	0.00	0.00
Suburb=Kensington	0.02	0.08	0.00	0.00	-0.00	0.01
Suburb=Kew	0.02	0.01	0.03	0.00	0.00	0.01
Suburb=Kew East	0.00	0.01	0.01	0.00	0.01	0.00
Suburb=Keysborough	-0.00	0.00	0.00	0.00	0.00	-0.00
Suburb=Kilsyth	-0.00	-0.00	-0.00	0.00	0.00	-0.00
Suburb=Kings Park	-0.00	0.00	0.00	0.00	0.00	-0.00
Suburb=Kingsbury	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Kingsville	0.00	0.00	0.00	0.00	0.00	0.01
Suburb=Knoxfield	0.00	-0.00	-0.00	0.00	-0.00	0.00
Suburb=Kooyong	0.00	-0.00	-0.00	0.00	0.00	0.00
Suburb=Lalor	0.00	0.00	-0.00	0.01	0.00	0.00
Suburb=Lower Plenty	0.00	0.00	0.00	0.00	0.00	-0.00
Suburb=Maidstone	0.00	0.02	0.00	0.01	0.03	0.01
Suburb=Malvern	0.01	0.01	0.01	0.00	0.00	0.00
Suburb=Malvern East	0.01	0.01	0.02	0.00	-0.00	0.01
Suburb=Maribyrnong	0.01	0.04	0.01	0.01	0.00	0.00
Suburb=McKinnon	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Meadow Heights	-0.00	-0.00	-0.00	0.01	0.00	-0.00
Suburb=Melbourne	0.01	0.01	0.00	-0.00	-0.00	0.00
Suburb=Mentone	0.00	0.01	-0.00	0.01	0.00	-0.00
Suburb=Mernda	-0.00	-0.00	-0.00	0.00	-0.00	-0.00
Suburb=Middle Park	0.00	0.00	0.00	0.00	0.01	0.00
Suburb=Mill Park	0.00	0.00	0.00	0.01	0.00	0.00
Suburb=Mitcham	0.00	-0.00	-0.00	0.01	0.00	-0.00
Suburb=Mont Albert	0.00	0.00	0.01	0.00	0.00	0.00
Suburb=Montmorency	0.00	0.00	-0.00	0.01	0.00	0.00
Suburb=Moonee Ponds	0.01	-0.00	0.02	0.00	0.02	0.01
Suburb=Moorabbin	0.00	-0.00	0.00	0.01	0.01	0.00
Suburb=Mordialloc	0.00	0.00	0.00	0.00	0.00	-0.00
Suburb=Mount Waverley	0.00	0.00	0.01	0.00	-0.00	0.01
Suburb=Mulgrave	-0.00	-0.00	-0.00	0.01	0.00	-0.00
Suburb=Murrumbeena	0.01	0.01	0.01	0.01	0.01	0.00
Suburb=Newport	0.01	-0.00	0.01	0.01	0.03	0.01
Suburb=Niddrie	0.00	0.00	0.00	0.01	0.02	0.00
Suburb=Noble Park	-0.00	0.00	-0.00	0.00	0.00	-0.00
Suburb=North Melbourne	0.02	0.01	0.00	0.00	0.00	0.01
Suburb=North Warrandyte	-0.00	-0.00	0.00	0.00	0.00	-0.00
Suburb=Northcote	0.01	-0.00	0.01	0.00	-0.00	0.04
Suburb=Notting Hill	-0.00	-0.00	-0.00	0.00	0.00	-0.00
Suburb=Nunawading	0.00	-0.00	0.00	0.00	0.00	0.00
Suburb=Oak Park	0.00	-0.00	0.00	0.01	0.01	0.00
Suburb=Oakleigh	0.00	-0.00	0.01	0.01	0.01	0.00
Suburb=Oakleigh East	0.00	0.00	-0.00	0.00	0.00	0.00
Suburb=Oakleigh South	0.00	0.00	0.00	0.02	0.00	0.00
Suburb=Ormond	0.01	0.00	0.01	0.00	0.01	0.00
Suburb=Parkdale	0.00	-0.00	0.00	0.01	0.00	-0.00
Suburb=Parkville	0.00	0.05	0.00	-0.00	0.00	0.00

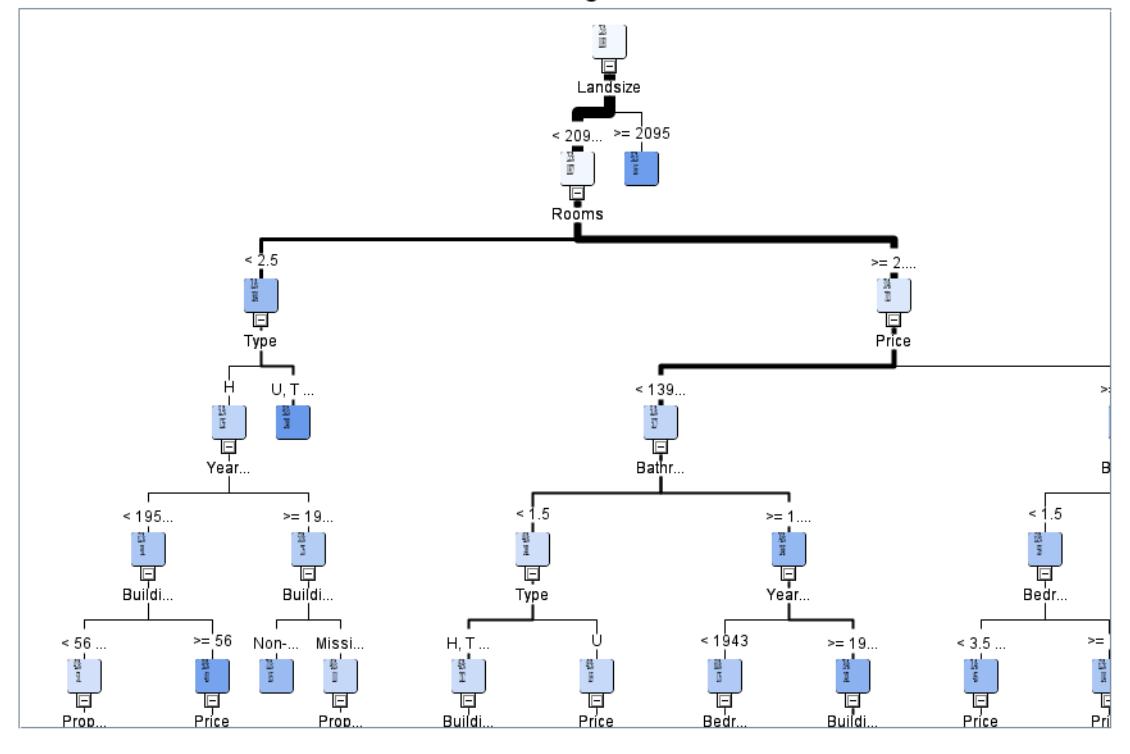
Variable	Segment 1	Segment 2	Segment 3	Segment 4	Segment 5	Segment 6
Suburb=Pascoe Vale	0.02	-0.00	0.00	0.01	0.00	0.03
Suburb=Plumpton	0.00	-0.00	-0.00	0.00	-0.00	0.00
Suburb=Point Cook	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Port Melbourne	0.02	0.06	0.01	0.00	-0.00	0.02
Suburb=Prahran	0.02	0.02	0.01	0.00	0.00	0.02
Suburb=Preston	0.01	0.01	0.01	0.00	0.00	0.06
Suburb=Princes Hill	-0.00	0.00	0.00	-0.00	0.00	0.00
Suburb=Richmond	0.03	0.09	0.01	0.00	-0.00	0.05
Suburb=Ringwood	0.00	0.00	0.00	0.01	-0.00	0.00
Suburb=Ringwood East	0.00	0.00	-0.00	0.00	0.00	-0.00
Suburb=Ringwood North	0.00	0.00	-0.00	0.00	0.00	-0.00
Suburb=Ripponlea	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Rockbank	0.00	-0.00	-0.00	0.00	0.00	0.00
Suburb=Rosanna	0.00	0.00	0.00	0.01	0.01	0.00
Suburb=Rowville	-0.00	0.00	-0.00	0.00	0.00	-0.00
Suburb=Roxburgh Park	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Sandringham	0.00	0.00	0.01	0.00	0.00	0.00
Suburb=Scoresby	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Seabrook	-0.00	0.00	0.00	0.00	0.00	-0.00
Suburb=Seaholme	0.00	0.00	0.00	0.00	0.00	-0.00
Suburb=Seddon	0.00	0.00	0.00	0.00	0.02	0.01
Suburb=South Kingsville	0.00	0.00	0.00	0.00	0.00	-0.00
Suburb=South Melbourne	0.01	0.01	0.01	0.00	0.00	0.01
Suburb=South Morang	0.00	0.00	0.00	0.00	0.00	-0.00
Suburb=South Yarra	0.04	0.03	0.01	-0.00	0.00	0.02
Suburb=Southbank	0.01	0.06	0.00	0.00	-0.00	0.00
Suburb=Spotswood	0.00	0.00	0.00	0.00	0.01	0.00
Suburb=Springvale	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Springvale South	-0.00	0.00	0.00	0.00	0.00	-0.00
Suburb=St Albans	0.00	0.00	0.00	0.00	0.00	0.01
Suburb=St Helena	-0.00	0.00	0.00	0.00	0.00	-0.00
Suburb=St Kilda	0.03	0.04	0.01	0.00	0.00	0.01
Suburb=Strathmore	0.00	0.00	0.01	0.01	0.01	0.00
Suburb=Strathmore Heigh	-0.00	0.00	0.00	0.00	0.00	-0.00
Suburb=Sunshine	0.00	-0.00	0.00	0.01	0.04	0.01
Suburb=Sunshine North	0.00	0.00	-0.00	0.01	0.03	0.00
Suburb=Sunshine West	0.00	-0.00	0.00	0.01	0.02	0.01
Suburb=Surrey Hills	0.01	0.00	0.03	0.00	0.01	0.00
Suburb=Sydenham	0.00	-0.00	-0.00	0.00	-0.00	0.00
Suburb=Tarneit	-0.00	0.00	-0.00	0.00	0.00	-0.00
Suburb=Taylors Hill	-0.00	-0.00	-0.00	0.00	-0.00	-0.00
Suburb=Taylors Lakes	0.00	-0.00	0.00	0.01	0.00	0.00
Suburb=Templestowe	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Templestowe Lowe	0.00	0.00	0.01	0.02	0.01	0.00
Suburb=The Basin	0.00	-0.00	-0.00	0.00	-0.00	0.00
Suburb=Thomastown	0.00	-0.00	-0.00	0.01	0.00	0.00
Suburb=Thornbury	0.01	0.01	0.00	0.00	-0.00	0.03
Suburb=Toorak	0.02	0.01	0.01	0.00	0.00	0.00
Suburb=Travancore	0.00	-0.00	0.00	-0.00	-0.00	0.00
Suburb=Truganina	0.00	0.00	0.00	0.00	0.00	-0.00
Suburb=Tullamarine	0.00	-0.00	0.00	0.00	0.00	0.00
Suburb=Vermont	0.00	0.00	0.00	0.00	0.00	0.00

Variable	Segment 1	Segment 2	Segment 3	Segment 4	Segment 5	Segment 6
Suburb=Vermont South	-0.00	-0.00	0.00	0.00	0.00	0.00
Suburb=Viewbank	0.00	0.00	0.00	0.01	0.00	-0.00
Suburb=Wantirna	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Wantirna South	0.00	0.00	0.00	0.00	-0.00	0.00
Suburb=Warrandyte	-0.00	0.01	0.00	0.00	0.00	-0.00
Suburb=Waterways	0.00	-0.00	-0.00	0.00	-0.00	0.00
Suburb=Watsonia	0.00	0.00	0.00	0.01	0.01	0.00
Suburb=Watsonia North	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Werribee	0.00	0.00	-0.00	0.01	-0.00	0.01
Suburb=West Footscray	0.01	0.01	0.00	0.00	0.02	0.01
Suburb=West Melbourne	0.01	-0.00	0.00	0.00	0.00	0.00
Suburb=Westmeadows	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Wheelers Hill	-0.00	-0.00	0.00	0.01	0.00	-0.00
Suburb=Williams Landing	-0.00	-0.00	-0.00	0.00	0.00	-0.00
Suburb=Williamstown	0.01	0.00	0.02	0.01	0.02	0.00
Suburb=Williamstown Nor	0.00	0.00	0.00	0.00	-0.00	0.00
Suburb=Windsor	0.01	-0.00	0.01	0.00	0.01	0.00
Suburb=Wollert	0.00	0.00	-0.00	0.00	0.00	-0.00
Suburb=Wyndham Vale	0.00	0.00	-0.00	0.00	-0.00	0.00
Suburb=Yallambie	-0.00	0.00	0.00	0.01	0.00	-0.00
Suburb=Yarraville	0.01	0.00	0.01	0.00	0.03	0.02
Type=h	0.10	0.11	0.94	0.76	0.95	0.94
Type=t	0.10	0.04	0.05	0.18	0.01	0.03
Type=u	0.80	0.85	0.01	0.06	0.03	0.03

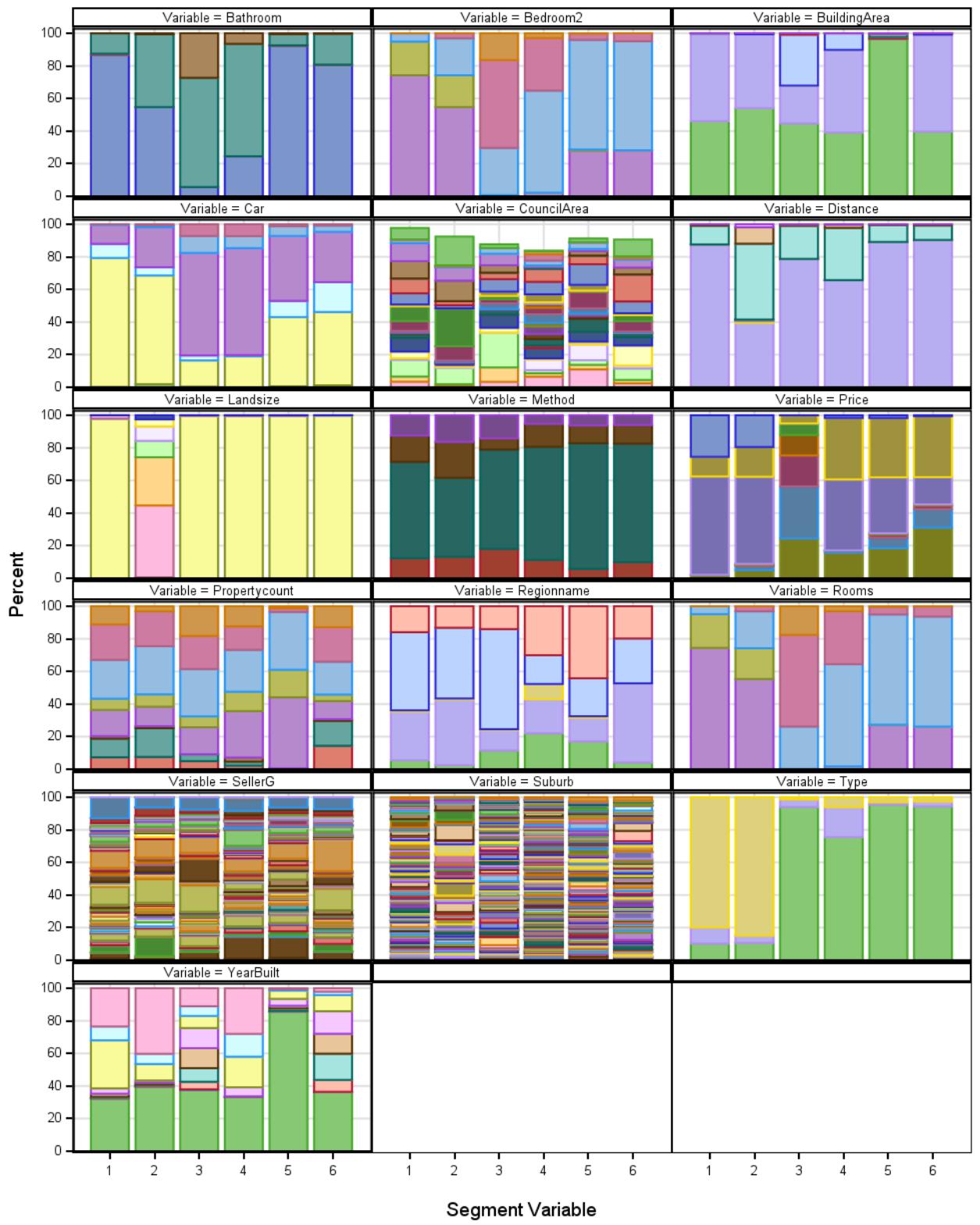
SAS Enterprise Miner Report
Node=90% Average Clustering
Segment Size



SAS Enterprise Miner Report
 Node=90% Average Clustering
 Tree Diagram



SAS Enterprise Miner Report
Node=90% Average Clustering
Segment Plot



SAS Enterprise Miner Report

Node=90% Centroid Clustering Summary

Node id = Clus5
 Node label = 90% Centroid Clustering
 Meta path = Ids3 => Filter => Smpl => Clus5
 Notes =

Node=90% Centroid Clustering Properties

Property	Value	Default	Property	Value	Default	Property	Value	Default
Component	Cluster		FinalMaxNum	20		MissingNominal	DEFAULT	
AutomaticMaxNum	50		HideVariable	Y		MissingOrdinal	DEFAULT	
AutomaticMethod	CENTROID	WARD	ImputationMethod	NONE		NominalEncoding	GLM	
AutomaticMinNum	2		Initial	DEFAULT		NumberClusterMethod	USER	AUTOMATIC
Bins	100		Learn	.		OrdinalEncoding	RANK	
CCCCutOff	3		LearnFinal	0.02		Radius	0	
ClusterGraphs	Y		LearnInitial	0.5		Stdize	STD	
Clusvar	_SEGMENT_		LearnSteps	1000		Summary	N	
ClusvarLabel	Segment Variable		MaxC	6	10	TrainDefaults	Y	
ClusvarRole	SEGMENT		MaxIter	10		TreeProfile	Y	
DistancePlot	Y		MaxSteps	1200		XConv	0.0001	
Drift	N		MissingInterval	DEFAULT				

Node=90% Centroid Clustering Variable Summary

Role	Level	Frequency Count	Name
INPUT	INTERVAL	10	Bathroom Bedroom2 BuildingArea Car Distance Landsize Price Propertycount Rooms YearBuilt
INPUT	NOMINAL	6	CouncilArea Method Regionname SellerG Suburb Type
ID	INTERVAL	1	_dataobs_

Node=90% Centroid Clustering Mean Statistics

Variable	Segment 1	Segment 2	Segment 3	Segment 4	Segment 5	Segment 6
Clustering Criterion	0.14	0.14	0.14	0.14	0.14	0.14
Maximum Relative Change in Cluster Seeds	0.03	0.03	0.03	0.03	0.03	0.03
Improvement in Clustering Criterion
Frequency of Cluster	2716.00	159.00	1767.00	2788.00	1113.00	2550.00
Root-Mean-Square Standard Deviation	0.13	0.20	0.14	0.16	0.17	0.13
Maximum Distance from Cluster Seed	8.58	15.88	9.98	9.79	20.75	8.83
Nearest Cluster	6.00	1.00	4.00	3.00	3.00	1.00
Distance to Nearest Cluster	2.83	6.62	2.81	2.81	6.69	2.83
Bathroom	1.12	1.46	2.22	1.82	1.08	1.19
Bedroom2	1.85	2.09	3.86	3.36	2.75	2.77
BuildingArea	78.17	86.41	216.49	153.60	689.54	118.48
Car	1.04	1.24	2.03	2.01	1.46	1.23
Distance	7.24	5.37	8.94	14.26	10.31	7.42

Variable	Segment 1	Segment 2	Segment 3	Segment 4	Segment 5	Segment 6
Landsize	200.94	4055.73	571.86	501.63	512.08	387.95
Price	599170.84	711166.29	1833789.00	884391.94	1004271.83	1151812.95
Propertycount	7600.69	7969.30	7006.71	6048.96	4215.75	8717.01
Rooms	1.84	2.10	3.91	3.37	2.78	2.80
YearBuilt	1980.51	1994.73	1949.42	1986.36	1950.58	1931.11
CouncilArea=Banyule	0.04	0.01	0.04	0.08	0.12	0.03
CouncilArea=Bayside	0.03	0.01	0.10	0.02	0.03	0.02
CouncilArea=Boroondara	0.11	0.11	0.24	0.02	0.03	0.08
CouncilArea=Brimbank	0.01	0.01	0.00	0.08	0.11	0.02
CouncilArea=Darebin	0.04	0.01	0.03	0.01	0.02	0.14
CouncilArea=Glen Eira	0.09	0.01	0.09	0.08	0.07	0.06
CouncilArea=Greater Dandenong	0.00	0.00	0.00	0.02	0.00	0.00
CouncilArea=Hobsons Bay	0.03	-0.00	0.03	0.05	0.09	0.03
CouncilArea=Hume	0.00	-0.00	-0.00	0.04	0.02	0.00
CouncilArea=Kingston	0.01	0.01	0.00	0.06	0.01	0.00
CouncilArea=Knox	0.00	0.00	0.00	0.03	0.00	-0.00
CouncilArea=Manningham	0.00	0.01	0.04	0.06	0.03	0.01
CouncilArea=Maribyrnong	0.06	0.10	0.03	0.05	0.11	0.07
CouncilArea=Maroondah	0.00	0.00	0.00	0.03	0.00	0.00
CouncilArea=Melbourne	0.09	0.25	0.02	0.00	0.00	0.04
CouncilArea=Melton	0.00	0.00	0.00	0.01	0.00	0.00
CouncilArea=Monash	0.01	-0.00	0.03	0.06	0.04	0.01
CouncilArea=Moonee Valley	0.07	0.02	0.09	0.09	0.14	0.08
CouncilArea=Moreland	0.09	0.03	0.04	0.10	0.06	0.18
CouncilArea=Nillumbik	0.00	-0.00	0.00	0.01	0.00	0.00
CouncilArea=Port Phillip	0.11	0.14	0.05	0.00	0.03	0.05
CouncilArea=Stonnington	0.11	0.09	0.08	0.01	0.01	0.05
CouncilArea=Unavailable	0.00	-0.00	-0.00	0.00	0.00	0.00
CouncilArea=Whitehorse	0.02	0.01	0.04	0.04	0.04	0.01
CouncilArea=Whittlesea	0.00	0.00	0.00	0.05	0.00	0.01
CouncilArea=Wyndham	0.00	0.01	0.00	0.02	0.00	0.01
CouncilArea=Yarra	0.07	0.19	0.03	0.00	0.02	0.11
Method=PI	0.12	0.13	0.18	0.11	0.06	0.10
Method=S	0.59	0.48	0.61	0.69	0.77	0.73
Method=SP	0.16	0.22	0.07	0.14	0.11	0.11
Method=VB	0.12	0.16	0.14	0.05	0.06	0.06
Regionname=Eastern Metropolitan	0.06	0.03	0.12	0.22	0.17	0.04
Regionname=Northern Metropolitan	0.30	0.40	0.13	0.21	0.15	0.48
Regionname=South-Eastern Metrop	0.01	0.01	0.00	0.09	0.01	0.00
Regionname=Southern Metropolitan	0.48	0.43	0.61	0.18	0.23	0.28
Regionname=Western Metropolitan	0.16	0.13	0.14	0.30	0.44	0.20
SellerG=@Realty	0.00	-0.00	-0.00	0.00	0.00	-0.00
SellerG=ASL	-0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Abercromby's	0.00	-0.00	0.01	0.00	0.00	0.00
SellerG=Ace	0.00	-0.00	-0.00	0.00	0.00	-0.00
SellerG=Alexkarbon	0.01	0.01	0.00	0.00	0.00	0.00
SellerG=Allens	0.00	0.00	0.00	0.00	0.00	-0.00
SellerG=Anderson	0.00	-0.00	0.00	-0.00	0.00	-0.00
SellerG=Appleby	0.00	-0.00	-0.00	0.00	0.00	-0.00
SellerG=Area	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Ascend	0.00	-0.00	0.00	0.00	0.00	-0.00
SellerG=Assisi	0.00	-0.00	0.00	0.00	0.00	0.00

Variable	Segment 1	Segment 2	Segment 3	Segment 4	Segment 5	Segment 6
SellerG=Australian	0.00	-0.00	-0.00	0.00	0.00	0.00
SellerG=Barlow	0.00	-0.00	-0.00	0.00	0.01	0.00
SellerG=Barry	0.03	0.01	0.04	0.14	0.13	0.05
SellerG=Bayside	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Bekdon	0.00	0.00	0.00	0.00	-0.00	-0.00
SellerG=Beller	0.00	0.01	0.00	0.00	-0.00	0.00
SellerG=Bells	0.00	-0.00	-0.00	0.01	0.01	0.00
SellerG=Besser	0.00	0.00	-0.00	0.00	0.00	-0.00
SellerG=Better	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Biggin	0.04	0.12	0.02	0.01	0.02	0.04
SellerG=Blue	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Boutique	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Brace	0.00	0.00	0.00	0.00	-0.00	0.00
SellerG=Brad	0.02	-0.00	0.01	0.03	0.04	0.03
SellerG=Buckingham	0.00	0.00	-0.00	0.01	0.00	0.00
SellerG=Bullen	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Burnham	0.01	0.00	-0.00	0.00	0.01	0.00
SellerG=Buxton	0.04	0.05	0.06	0.07	0.05	0.03
SellerG=Buxton/Advant	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=C21	0.00	-0.00	0.00	0.01	0.01	0.00
SellerG=Caine	0.00	0.00	0.00	0.00	-0.00	0.00
SellerG=Calder	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Carter	0.00	-0.00	0.00	0.00	-0.00	0.00
SellerG=Castran	0.00	-0.00	0.00	-0.00	-0.00	0.00
SellerG=Cayzer	0.01	0.01	0.01	-0.00	0.01	0.00
SellerG=Century	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Chambers	0.00	0.00	0.00	-0.00	-0.00	0.00
SellerG=Changing	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Charlton	0.00	-0.00	0.00	0.00	0.00	-0.00
SellerG=Chisholm	0.02	0.03	0.00	0.00	0.00	0.01
SellerG=Christopher	0.00	-0.00	0.00	0.00	-0.00	0.00
SellerG=Clairmont	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Collins	0.00	0.02	0.00	0.00	0.01	0.01
SellerG=Compton	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Conquest	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Considine	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Coventry	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Craig	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Crane	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=D'Aprano	0.00	-0.00	0.00	0.00	-0.00	0.00
SellerG=Daniel	-0.00	-0.00	0.00	0.00	0.00	-0.00
SellerG=Darras	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Darren	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=David	0.00	0.00	-0.00	0.00	0.00	-0.00
SellerG=Del	0.00	0.00	-0.00	0.00	0.00	0.00
SellerG=Dingle	0.01	0.03	0.00	0.00	0.00	0.00
SellerG=Direct	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Dixon	0.00	0.00	-0.00	0.00	0.00	0.00
SellerG=Domain	0.00	0.00	0.00	-0.00	-0.00	0.00
SellerG=Douglas	0.00	0.00	-0.00	0.01	0.03	0.00
SellerG=Edward	0.00	0.02	0.00	0.00	0.00	0.00
SellerG=Elite	0.00	0.00	-0.00	0.00	0.00	0.00

Variable	Segment 1	Segment 2	Segment 3	Segment 4	Segment 5	Segment 6
SellerG=Eview	0.00	0.00	0.00	0.01	0.00	0.00
SellerG=FN	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=First	-0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Fletchers	0.02	0.01	0.04	0.03	0.02	0.01
SellerG=Fletchers/One	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Follett	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Frank	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Free	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=GL	-0.00	-0.00	0.00	0.00	0.01	0.00
SellerG=Galldon	0.00	-0.00	-0.00	0.00	0.00	-0.00
SellerG=Gardiner	0.00	-0.00	-0.00	0.00	0.00	-0.00
SellerG=Garvey	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Gary	0.02	0.01	0.02	0.01	0.01	0.01
SellerG=Geoff	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Grantham	0.00	0.00	-0.00	0.00	0.00	0.00
SellerG=Greg	0.02	0.02	0.02	0.01	0.02	0.02
SellerG=Gunn&Co	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=HAR	0.00	-0.00	0.00	0.01	0.00	0.00
SellerG=Hall	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Ham	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Harcourts	0.01	0.01	0.00	0.02	0.01	0.01
SellerG=Harrington	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Haughton	0.00	0.00	-0.00	0.00	0.01	0.00
SellerG=Hayeswinckle	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Hodges	0.01	0.00	0.02	0.01	0.01	0.01
SellerG=Holland	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Homes	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Hooper	0.00	0.01	0.00	0.00	0.00	0.00
SellerG=Hoskins	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Hunter	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Iconeck	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=J	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=JMRE	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=JRW	0.00	-0.00	0.00	0.00	0.00	-0.00
SellerG=Jas	0.02	0.01	0.01	0.01	0.04	0.03
SellerG=Jason	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Jellis	0.11	0.14	0.16	0.04	0.04	0.13
SellerG=Johnston	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Joseph	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Kay	0.01	0.03	0.02	0.00	0.00	0.01
SellerG=Kelly	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Ken	0.00	0.00	-0.00	0.00	0.00	0.00
SellerG=LITTLE	0.01	0.01	0.00	0.00	-0.00	0.00
SellerG=LJ	-0.00	-0.00	-0.00	0.00	0.00	0.00
SellerG=LLC	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Langwell	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Le	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Leased	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Leyton	0.00	-0.00	-0.00	0.00	0.00	-0.00
SellerG=Lindellas	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Love	0.01	0.01	0.00	0.01	0.00	0.01
SellerG=Lucas	0.00	-0.00	0.00	0.00	0.00	0.00

Variable	Segment 1	Segment 2	Segment 3	Segment 4	Segment 5	Segment 6
SellerG=Luxe	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Luxton	0.00	-0.00	-0.00	0.00	0.00	-0.00
SellerG=M.J	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=MICM	0.01	0.01	0.00	-0.00	-0.00	-0.00
SellerG=Maddison	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Mandy	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Marshall	0.04	0.04	0.13	0.01	0.01	0.05
SellerG=Mason	0.00	-0.00	-0.00	0.00	0.00	-0.00
SellerG=Matthew	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Max	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=McDonald	0.00	0.01	0.00	0.00	0.00	0.00
SellerG=McGrath	0.02	0.03	0.01	0.01	0.01	0.02
SellerG=McLennan	0.00	-0.00	0.00	0.00	0.00	-0.00
SellerG=McNaughton	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Meadows	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Melbourne	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Metro	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Miles	0.02	0.01	0.02	0.01	0.03	0.01
SellerG=Millership	-0.00	-0.00	0.00	0.00	0.00	-0.00
SellerG=Moonee	0.00	-0.00	0.00	0.00	0.01	0.00
SellerG=Morleys	0.00	-0.00	-0.00	0.00	0.00	-0.00
SellerG=Morrison	0.00	-0.00	0.00	0.01	0.00	0.00
SellerG=Naison	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Nardella	0.00	-0.00	-0.00	0.00	0.00	-0.00
SellerG=Nelson	0.10	0.11	0.10	0.08	0.09	0.19
SellerG>New	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Nguyen	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Nicholson	0.00	-0.00	0.00	0.00	-0.00	0.00
SellerG=Nick	0.00	0.00	0.01	0.00	0.00	0.00
SellerG=Noel	0.02	0.01	0.02	0.02	0.02	0.01
SellerG=North	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=O'Brien	-0.00	0.00	0.00	0.01	0.00	0.00
SellerG=O'Donoghues	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Oak	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Obrien	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=One	0.00	-0.00	0.00	0.00	-0.00	0.00
SellerG=Oriental	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Owen	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=PRD	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Pagan	0.00	0.03	-0.00	0.00	0.00	0.00
SellerG=Parkes	0.00	0.00	0.00	0.00	-0.00	-0.00
SellerG=Parkinson	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Paul	0.00	-0.00	0.00	-0.00	0.00	0.00
SellerG=Peter	0.00	0.01	0.00	0.00	0.00	0.00
SellerG=Philip	0.00	0.00	0.00	0.01	0.01	0.00
SellerG=Point	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Pride	0.00	0.00	0.00	0.00	-0.00	0.00
SellerG=Prime	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Private/Tiern	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Prof.	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Property	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Propertyau	0.00	-0.00	0.00	0.00	0.00	0.00

Variable	Segment 1	Segment 2	Segment 3	Segment 4	Segment 5	Segment 6
SellerG=Prowse	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Purplebricks	0.00	0.00	0.00	0.01	0.00	0.00
SellerG=R&H	0.00	-0.00	0.00	0.00	0.00	-0.00
SellerG=RE	0.00	-0.00	0.00	0.00	-0.00	0.00
SellerG=REMAX	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=RT	0.02	0.01	0.02	0.01	0.02	0.01
SellerG=RW	0.00	0.00	0.00	0.01	0.00	0.00
SellerG=Raine	0.00	0.02	0.00	0.01	0.01	0.01
SellerG=Raine&Horne	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Ray	0.03	0.03	0.03	0.10	0.03	0.03
SellerG=Reach	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Real	0.00	-0.00	0.00	0.00	0.00	-0.00
SellerG=Red	-0.00	-0.00	0.00	0.00	0.00	-0.00
SellerG=Redina	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Reliance	0.00	-0.00	0.00	0.00	-0.00	0.00
SellerG=Rendina	0.01	0.01	0.01	0.00	0.00	0.00
SellerG=Ristic	0.00	-0.00	-0.00	0.00	0.00	0.00
SellerG=Rodney	0.00	0.01	0.00	0.00	-0.00	0.00
SellerG=Roger	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Rosin	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Ross	0.00	-0.00	-0.00	0.00	0.00	-0.00
SellerG=Rounds	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=S&L	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=SN	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Schroeder	0.00	-0.00	0.00	0.00	0.00	-0.00
SellerG=Scott	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Sell	0.00	-0.00	-0.00	0.00	0.00	-0.00
SellerG=Sotheby's	0.00	-0.00	0.00	-0.00	0.00	0.00
SellerG=Steveway	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Stockdale	0.01	0.00	-0.00	0.02	0.01	0.01
SellerG=Sweeney	0.01	0.01	0.01	0.02	0.03	0.01
SellerG=Sweeney/Advan	0.00	0.00	-0.00	0.00	0.00	0.00
SellerG=TRUE	0.00	0.00	-0.00	0.00	0.00	-0.00
SellerG=The	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Thomas	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Thomson	0.01	0.00	0.00	0.00	0.00	0.00
SellerG=Tiernan's	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Tim	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Trimson	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Triwest	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Upper	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=VICPROP	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Vic	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Victory	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Village	0.01	-0.00	0.01	0.01	0.01	0.02
SellerG=W.B.	0.00	0.00	-0.00	0.00	-0.00	0.00
SellerG=WHITEFOX	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Walsh	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Walshe	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Weda	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Weston	0.00	0.00	-0.00	0.00	0.00	0.00
SellerG=Westside	0.00	-0.00	0.00	0.00	0.00	0.00

Variable	Segment 1	Segment 2	Segment 3	Segment 4	Segment 5	Segment 6
SellerG=White	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Whiting	0.00	0.01	0.00	0.00	-0.00	0.00
SellerG=William	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Williams	0.01	0.01	0.01	0.01	0.01	0.01
SellerG=Wilson	0.00	-0.00	0.00	-0.00	0.00	0.00
SellerG=Win	0.00	-0.00	0.00	0.00	-0.00	0.00
SellerG=Wood	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Woodards	0.03	0.05	0.02	0.02	0.02	0.03
SellerG=Xynergy	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=YPA	0.00	-0.00	0.00	0.03	0.01	0.01
SellerG=Zahn	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=buyMyplace	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=hockingstuart	0.13	0.06	0.08	0.07	0.06	0.07
SellerG=iOne	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=iProperty	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=iSell	-0.00	0.00	0.00	0.00	-0.00	-0.00
SellerG=iTRAK	0.00	-0.00	-0.00	0.00	0.00	-0.00
Suburb=Abbotsford	0.01	0.01	0.00	0.00	0.00	0.01
Suburb=Aberfeldie	0.00	0.00	0.01	0.00	0.00	0.00
Suburb=Airport West	0.00	-0.00	-0.00	0.01	0.01	0.00
Suburb=Albanvale	0.00	-0.00	-0.00	0.00	0.00	-0.00
Suburb=Albert Park	0.00	0.00	0.01	0.00	0.02	0.01
Suburb=Albion	0.00	0.01	0.00	0.00	0.01	0.00
Suburb=Alphington	0.00	0.00	0.01	0.00	0.00	0.00
Suburb=Altona	0.01	0.00	0.00	0.01	0.02	0.00
Suburb=Altona Meadows	0.00	0.00	0.00	0.00	0.00	-0.00
Suburb=Altona North	0.00	0.00	0.00	0.01	0.01	0.00
Suburb=Ardeer	-0.00	0.00	0.00	0.00	0.00	-0.00
Suburb=Armadale	0.01	0.02	0.01	0.00	0.00	0.00
Suburb=Ascot Vale	0.01	0.01	0.01	0.00	0.01	0.02
Suburb=Ashburton	0.00	0.00	0.02	0.00	0.01	0.00
Suburb=Ashwood	0.00	0.00	0.01	0.00	0.01	0.00
Suburb=Aspendale	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Aspendale Garden	0.00	-0.00	-0.00	0.00	-0.00	0.00
Suburb=Attwood	0.00	-0.00	-0.00	0.00	-0.00	0.00
Suburb=Avondale Heights	0.00	0.00	0.00	0.01	0.02	0.00
Suburb=Balaclava	0.01	0.01	0.00	-0.00	0.00	-0.00
Suburb=Balwyn	0.01	0.00	0.02	0.00	0.01	0.00
Suburb=Balwyn North	0.00	0.00	0.05	0.01	0.00	0.01
Suburb=Bayswater	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Bayswater North	-0.00	-0.00	-0.00	0.00	-0.00	-0.00
Suburb=Beaumaris	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Bellfield	0.00	0.00	0.00	0.00	0.01	0.00
Suburb=Bentleigh	0.01	-0.00	0.02	0.01	0.02	0.00
Suburb=Bentleigh East	0.01	-0.00	0.02	0.03	0.00	0.03
Suburb=Black Rock	0.00	0.00	0.00	0.00	0.00	-0.00
Suburb=Blackburn	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Blackburn North	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Blackburn South	0.00	0.01	0.00	0.00	0.00	-0.00
Suburb=Bonbeach	-0.00	-0.00	-0.00	0.00	0.00	-0.00
Suburb=Boronia	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Box Hill	0.01	-0.00	0.01	0.00	0.01	0.00

Variable	Segment 1	Segment 2	Segment 3	Segment 4	Segment 5	Segment 6
Suburb=Braybrook	0.00	0.01	-0.00	0.01	0.01	0.00
Suburb=Briar Hill	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Brighton	0.01	-0.00	0.04	0.00	0.00	0.01
Suburb=Brighton East	0.01	0.00	0.03	0.01	0.01	0.01
Suburb=Broadmeadows	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Brooklyn	0.00	0.00	-0.00	0.00	0.00	0.00
Suburb=Brunswick	0.02	0.01	0.01	0.00	0.00	0.04
Suburb=Brunswick East	0.01	-0.00	0.00	0.00	-0.00	0.01
Suburb=Brunswick West	0.02	-0.00	0.01	0.00	0.00	0.02
Suburb=Bulleen	0.00	-0.00	0.01	0.01	0.02	0.00
Suburb=Bundoora	0.00	0.00	0.00	0.00	0.00	0.01
Suburb=Burnley	0.00	0.00	0.00	-0.00	0.00	0.00
Suburb=Burnside	-0.00	-0.00	-0.00	0.00	0.00	-0.00
Suburb=Burnside Heights	-0.00	0.00	0.00	0.00	0.00	-0.00
Suburb=Burwood	0.00	0.00	0.01	0.01	0.02	0.00
Suburb=Burwood East	0.00	0.00	0.00	0.00	0.00	-0.00
Suburb=Cairnlea	-0.00	-0.00	-0.00	0.00	-0.00	-0.00
Suburb=Camberwell	0.01	0.01	0.02	0.00	-0.00	0.01
Suburb=Campbellfield	0.00	-0.00	-0.00	0.00	0.00	0.00
Suburb=Canterbury	0.00	0.01	0.01	0.00	0.00	0.00
Suburb=Carlton	0.01	0.02	0.00	-0.00	-0.00	0.01
Suburb=Carlton North	0.00	0.01	0.00	-0.00	0.01	0.01
Suburb=Carnegie	0.02	-0.00	0.02	0.01	0.00	0.01
Suburb=Caroline Springs	-0.00	0.00	-0.00	0.00	0.00	-0.00
Suburb=Caulfield	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Caulfield East	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Caulfield North	0.01	0.00	0.01	0.00	-0.00	0.00
Suburb=Caulfield South	0.00	0.00	0.00	0.00	0.01	0.00
Suburb=Chadstone	0.00	0.01	0.00	0.01	0.01	0.00
Suburb=Chelsea	-0.00	0.00	0.00	0.00	0.00	-0.00
Suburb=Chelsea Heights	-0.00	-0.00	-0.00	0.00	0.00	-0.00
Suburb=Cheltenham	0.00	0.00	0.00	0.01	0.00	0.00
Suburb=Clarinda	-0.00	0.00	0.00	0.00	0.00	-0.00
Suburb=Clayton	-0.00	0.00	0.00	0.00	0.00	-0.00
Suburb=Clayton South	0.00	0.00	-0.00	0.00	0.00	-0.00
Suburb=Clifton Hill	0.01	0.00	0.00	0.00	0.01	0.01
Suburb=Coburg	0.01	0.01	0.01	0.00	-0.00	0.04
Suburb=Coburg North	0.00	0.00	0.00	0.01	0.01	0.00
Suburb=Collingwood	0.01	0.02	-0.00	0.00	-0.00	0.01
Suburb=Coolaroo	0.00	-0.00	-0.00	0.00	0.00	0.00
Suburb=Craigieburn	0.00	-0.00	-0.00	0.01	-0.00	0.00
Suburb=Cremorne	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Croydon	0.00	0.00	0.00	0.01	0.00	0.00
Suburb=Croydon Hills	0.00	-0.00	-0.00	0.00	-0.00	0.00
Suburb=Croydon North	0.00	-0.00	-0.00	0.00	-0.00	-0.00
Suburb=Dallas	-0.00	0.00	0.00	0.00	0.00	-0.00
Suburb=Dandenong	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Dandenong North	0.00	0.00	0.00	0.00	0.00	-0.00
Suburb=Deepdene	-0.00	-0.00	0.00	-0.00	0.00	-0.00
Suburb=Deer Park	-0.00	0.00	-0.00	0.00	0.00	0.00
Suburb=Delahey	-0.00	-0.00	-0.00	0.00	-0.00	-0.00
Suburb=Derrimut	-0.00	0.00	0.00	0.00	0.00	-0.00

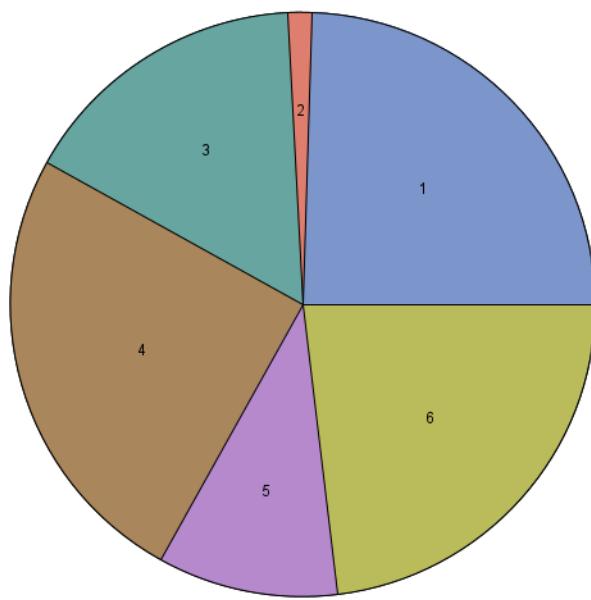
Variable	Segment 1	Segment 2	Segment 3	Segment 4	Segment 5	Segment 6
Suburb=Diggers Rest	0.00	-0.00	-0.00	0.00	-0.00	0.00
Suburb=Dingley Village	0.00	0.00	0.00	0.01	-0.00	-0.00
Suburb=Docklands	0.00	0.00	0.00	-0.00	0.00	-0.00
Suburb=Doncaster	0.00	0.00	0.02	0.02	0.00	0.01
Suburb=Doncaster East	0.00	0.00	0.01	0.01	-0.00	0.00
Suburb=Donvale	0.00	0.00	0.00	0.00	0.00	-0.00
Suburb=Eaglemont	0.00	0.00	0.01	0.00	0.00	0.00
Suburb=East Melbourne	0.01	0.00	0.00	-0.00	0.00	0.00
Suburb=Edithvale	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Elsternwick	0.01	0.00	0.01	0.00	0.00	0.00
Suburb=Eltham	0.00	-0.00	-0.00	0.01	0.00	-0.00
Suburb=Eltham North	-0.00	0.00	-0.00	0.00	0.00	-0.00
Suburb=Elwood	0.03	0.02	0.01	0.00	-0.00	0.01
Suburb=Epping	0.00	0.00	-0.00	0.01	-0.00	0.00
Suburb=Essendon	0.02	0.00	0.02	0.01	0.00	0.03
Suburb=Essendon North	0.00	0.01	0.00	0.00	0.00	0.00
Suburb=Essendon West	0.00	0.00	0.00	0.00	0.01	0.00
Suburb=Fairfield	0.00	0.00	0.00	0.00	0.01	0.00
Suburb=Fawkner	0.00	0.00	0.00	0.02	0.02	0.00
Suburb=Ferntree Gully	-0.00	-0.00	-0.00	0.01	0.00	0.00
Suburb=Fitzroy	0.01	0.03	0.00	0.00	0.00	0.01
Suburb=Fitzroy North	0.01	0.03	0.01	0.00	0.00	0.02
Suburb=Flemington	0.01	0.00	0.00	0.00	0.01	0.01
Suburb=Footscray	0.02	0.02	0.00	0.00	0.00	0.02
Suburb=Forest Hill	0.00	0.00	0.00	0.00	0.00	-0.00
Suburb=Gardenvale	0.00	0.00	0.00	0.00	0.00	-0.00
Suburb=Gladstone Park	-0.00	-0.00	-0.00	0.00	0.01	-0.00
Suburb=Glen Huntly	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Glen Iris	0.01	0.01	0.04	0.00	0.00	0.02
Suburb=Glen Waverley	0.00	-0.00	0.00	0.01	0.00	0.00
Suburb=Glenroy	0.01	0.01	0.00	0.02	-0.00	0.02
Suburb=Gowanbrae	-0.00	-0.00	-0.00	0.01	0.00	-0.00
Suburb=Greensborough	0.00	-0.00	0.00	0.01	-0.00	0.00
Suburb=Greenvale	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Hadfield	0.00	0.00	0.00	0.01	0.01	0.00
Suburb=Hampton	0.01	0.01	0.02	0.01	0.02	0.00
Suburb=Hampton East	0.00	-0.00	0.00	0.00	0.00	0.00
Suburb=Hawthorn	0.03	0.06	0.01	0.00	-0.00	0.02
Suburb=Hawthorn East	0.02	0.02	0.02	0.00	0.00	0.01
Suburb=Heathmont	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Heidelberg	0.00	0.01	0.00	0.00	0.01	0.00
Suburb=Heidelberg Heigh	0.00	0.00	0.00	0.01	0.02	0.00
Suburb=Heidelberg West	0.00	-0.00	0.00	0.00	0.03	0.00
Suburb=Highett	0.00	-0.00	0.00	0.00	0.01	0.00
Suburb=Hillside	0.00	0.00	-0.00	0.01	-0.00	0.00
Suburb=Hoppers Crossing	0.00	0.01	-0.00	0.01	0.00	0.00
Suburb=Hughesdale	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Huntingdale	-0.00	0.00	0.00	0.00	0.00	-0.00
Suburb=Ivanhoe	0.01	-0.00	0.02	0.00	0.01	0.00
Suburb=Ivanhoe East	0.00	0.00	0.01	-0.00	0.00	0.00
Suburb=Jacana	0.00	0.00	-0.00	0.00	0.00	0.00
Suburb=Kealba	0.00	0.00	-0.00	0.01	0.00	0.00

Variable	Segment 1	Segment 2	Segment 3	Segment 4	Segment 5	Segment 6
Suburb=Keilor	-0.00	0.00	-0.00	0.00	0.00	-0.00
Suburb=Keilor Downs	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Keilor East	0.00	0.01	0.00	0.03	0.02	0.00
Suburb=Keilor Lodge	-0.00	-0.00	-0.00	0.00	0.00	-0.00
Suburb=Keilor Park	0.00	0.00	-0.00	0.01	0.00	0.00
Suburb=Kensington	0.02	0.08	0.00	0.00	-0.00	0.01
Suburb=Kew	0.02	0.01	0.03	0.00	0.00	0.01
Suburb=Kew East	0.00	0.01	0.01	0.00	0.01	0.00
Suburb=Keysborough	-0.00	0.00	0.00	0.00	0.00	-0.00
Suburb=Kilsyth	-0.00	-0.00	-0.00	0.00	0.00	-0.00
Suburb=Kings Park	-0.00	0.00	0.00	0.00	0.00	-0.00
Suburb=Kingsbury	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Kingsville	0.00	0.00	0.00	0.00	0.00	0.01
Suburb=Knoxfield	0.00	-0.00	-0.00	0.00	-0.00	0.00
Suburb=Kooyong	0.00	-0.00	-0.00	0.00	0.00	0.00
Suburb=Lalor	0.00	0.00	-0.00	0.01	0.00	0.00
Suburb=Lower Plenty	0.00	0.00	0.00	0.00	0.00	-0.00
Suburb=Maidstone	0.00	0.02	0.00	0.01	0.03	0.01
Suburb=Malvern	0.01	0.01	0.01	0.00	0.00	0.00
Suburb=Malvern East	0.01	0.01	0.02	0.00	-0.00	0.01
Suburb=Maribyrnong	0.01	0.04	0.01	0.01	0.00	0.00
Suburb=McKinnon	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Meadow Heights	-0.00	-0.00	-0.00	0.01	0.00	-0.00
Suburb=Melbourne	0.01	0.01	0.00	-0.00	-0.00	0.00
Suburb=Mentone	0.00	0.01	-0.00	0.01	0.00	-0.00
Suburb=Mernda	-0.00	-0.00	-0.00	0.00	-0.00	-0.00
Suburb=Middle Park	0.00	0.00	0.00	0.00	0.01	0.00
Suburb=Mill Park	0.00	0.00	0.00	0.01	0.00	0.00
Suburb=Mitcham	0.00	-0.00	-0.00	0.01	0.00	-0.00
Suburb=Mont Albert	0.00	0.00	0.01	0.00	0.00	0.00
Suburb=Montmorency	0.00	0.00	-0.00	0.01	0.00	0.00
Suburb=Moonee Ponds	0.01	-0.00	0.02	0.00	0.02	0.01
Suburb=Moorabbin	0.00	-0.00	0.00	0.01	0.01	0.00
Suburb=Mordialloc	0.00	0.00	0.00	0.00	0.00	-0.00
Suburb=Mount Waverley	0.00	0.00	0.01	0.00	-0.00	0.01
Suburb=Mulgrave	-0.00	-0.00	-0.00	0.01	0.00	-0.00
Suburb=Murrumbeena	0.01	0.01	0.01	0.01	0.01	0.00
Suburb=Newport	0.01	-0.00	0.01	0.01	0.03	0.01
Suburb=Niddrie	0.00	0.00	0.00	0.01	0.02	0.00
Suburb=Noble Park	-0.00	0.00	-0.00	0.00	0.00	-0.00
Suburb=North Melbourne	0.02	0.01	0.00	0.00	0.00	0.01
Suburb=North Warrandyte	-0.00	-0.00	0.00	0.00	0.00	-0.00
Suburb=Northcote	0.01	-0.00	0.01	0.00	-0.00	0.04
Suburb=Notting Hill	-0.00	-0.00	-0.00	0.00	0.00	-0.00
Suburb=Nunawading	0.00	-0.00	0.00	0.00	0.00	0.00
Suburb=Oak Park	0.00	-0.00	0.00	0.01	0.01	0.00
Suburb=Oakleigh	0.00	-0.00	0.01	0.01	0.01	0.00
Suburb=Oakleigh East	0.00	0.00	-0.00	0.00	0.00	0.00
Suburb=Oakleigh South	0.00	0.00	0.00	0.02	0.00	0.00
Suburb=Ormond	0.01	0.00	0.01	0.00	0.01	0.00
Suburb=Parkdale	0.00	-0.00	0.00	0.01	0.00	-0.00
Suburb=Parkville	0.00	0.05	0.00	-0.00	0.00	0.00

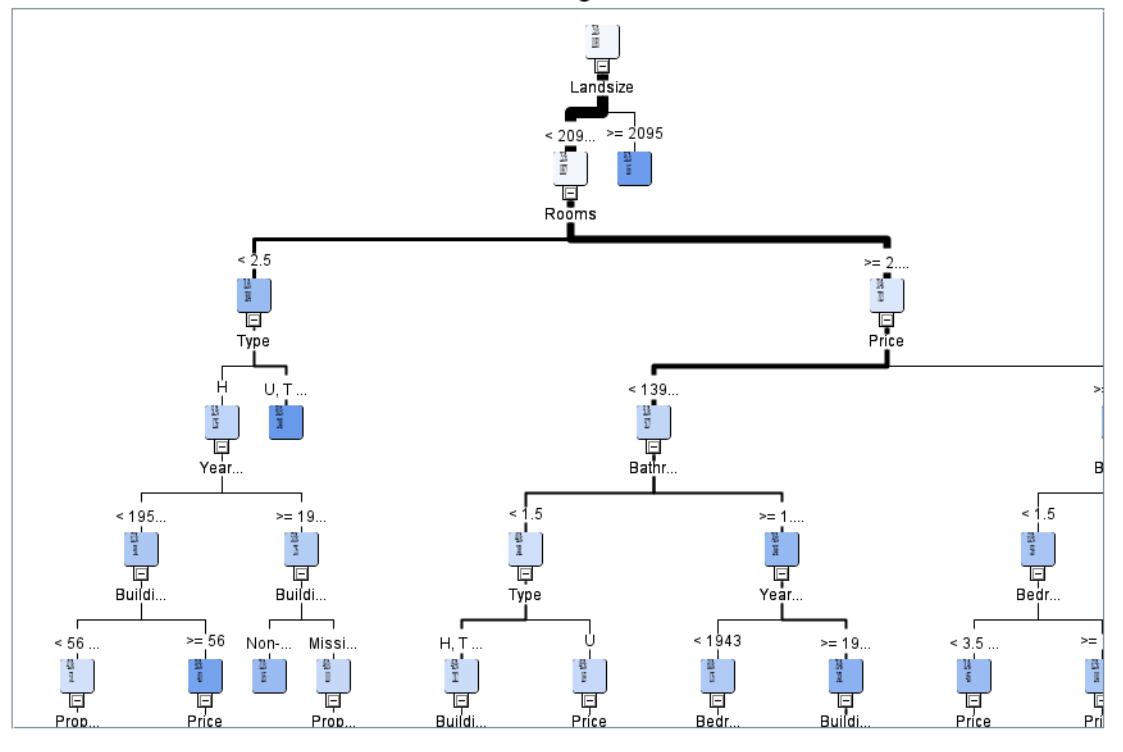
Variable	Segment 1	Segment 2	Segment 3	Segment 4	Segment 5	Segment 6
Suburb=Pascoe Vale	0.02	-0.00	0.00	0.01	0.00	0.03
Suburb=Plumpton	0.00	-0.00	-0.00	0.00	-0.00	0.00
Suburb=Point Cook	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Port Melbourne	0.02	0.06	0.01	0.00	-0.00	0.02
Suburb=Prahran	0.02	0.02	0.01	0.00	0.00	0.02
Suburb=Preston	0.01	0.01	0.01	0.00	0.00	0.06
Suburb=Princes Hill	-0.00	0.00	0.00	-0.00	0.00	0.00
Suburb=Richmond	0.03	0.09	0.01	0.00	-0.00	0.05
Suburb=Ringwood	0.00	0.00	0.00	0.01	-0.00	0.00
Suburb=Ringwood East	0.00	0.00	-0.00	0.00	0.00	-0.00
Suburb=Ringwood North	0.00	0.00	-0.00	0.00	0.00	-0.00
Suburb=Ripponlea	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Rockbank	0.00	-0.00	-0.00	0.00	0.00	0.00
Suburb=Rosanna	0.00	0.00	0.00	0.01	0.01	0.00
Suburb=Rowville	-0.00	0.00	-0.00	0.00	0.00	-0.00
Suburb=Roxburgh Park	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Sandringham	0.00	0.00	0.01	0.00	0.00	0.00
Suburb=Scoresby	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Seabrook	-0.00	0.00	0.00	0.00	0.00	-0.00
Suburb=Seaholme	0.00	0.00	0.00	0.00	0.00	-0.00
Suburb=Seddon	0.00	0.00	0.00	0.00	0.02	0.01
Suburb=South Kingsville	0.00	0.00	0.00	0.00	0.00	-0.00
Suburb=South Melbourne	0.01	0.01	0.01	0.00	0.00	0.01
Suburb=South Morang	0.00	0.00	0.00	0.00	0.00	-0.00
Suburb=South Yarra	0.04	0.03	0.01	-0.00	0.00	0.02
Suburb=Southbank	0.01	0.06	0.00	0.00	-0.00	0.00
Suburb=Spotswood	0.00	0.00	0.00	0.00	0.01	0.00
Suburb=Springvale	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Springvale South	-0.00	0.00	0.00	0.00	0.00	-0.00
Suburb=St Albans	0.00	0.00	0.00	0.00	0.00	0.01
Suburb=St Helena	-0.00	0.00	0.00	0.00	0.00	-0.00
Suburb=St Kilda	0.03	0.04	0.01	0.00	0.00	0.01
Suburb=Strathmore	0.00	0.00	0.01	0.01	0.01	0.00
Suburb=Strathmore Heigh	-0.00	0.00	0.00	0.00	0.00	-0.00
Suburb=Sunshine	0.00	-0.00	0.00	0.01	0.04	0.01
Suburb=Sunshine North	0.00	0.00	-0.00	0.01	0.03	0.00
Suburb=Sunshine West	0.00	-0.00	0.00	0.01	0.02	0.01
Suburb=Surrey Hills	0.01	0.00	0.03	0.00	0.01	0.00
Suburb=Sydenham	0.00	-0.00	-0.00	0.00	-0.00	0.00
Suburb=Tarneit	-0.00	0.00	-0.00	0.00	0.00	-0.00
Suburb=Taylors Hill	-0.00	-0.00	-0.00	0.00	-0.00	-0.00
Suburb=Taylors Lakes	0.00	-0.00	0.00	0.01	0.00	0.00
Suburb=Templestowe	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Templestowe Lowe	0.00	0.00	0.01	0.02	0.01	0.00
Suburb=The Basin	0.00	-0.00	-0.00	0.00	-0.00	0.00
Suburb=Thomastown	0.00	-0.00	-0.00	0.01	0.00	0.00
Suburb=Thornbury	0.01	0.01	0.00	0.00	-0.00	0.03
Suburb=Toorak	0.02	0.01	0.01	0.00	0.00	0.00
Suburb=Travancore	0.00	-0.00	0.00	-0.00	-0.00	0.00
Suburb=Truganina	0.00	0.00	0.00	0.00	0.00	-0.00
Suburb=Tullamarine	0.00	-0.00	0.00	0.00	0.00	0.00
Suburb=Vermont	0.00	0.00	0.00	0.00	0.00	0.00

Variable	Segment 1	Segment 2	Segment 3	Segment 4	Segment 5	Segment 6
Suburb=Vermont South	-0.00	-0.00	0.00	0.00	0.00	0.00
Suburb=Viewbank	0.00	0.00	0.00	0.01	0.00	-0.00
Suburb=Wantirna	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Wantirna South	0.00	0.00	0.00	0.00	-0.00	0.00
Suburb=Warrandyte	-0.00	0.01	0.00	0.00	0.00	-0.00
Suburb=Waterways	0.00	-0.00	-0.00	0.00	-0.00	0.00
Suburb=Watsonia	0.00	0.00	0.00	0.01	0.01	0.00
Suburb=Watsonia North	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Werribee	0.00	0.00	-0.00	0.01	-0.00	0.01
Suburb=West Footscray	0.01	0.01	0.00	0.00	0.02	0.01
Suburb=West Melbourne	0.01	-0.00	0.00	0.00	0.00	0.00
Suburb=Westmeadows	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Wheelers Hill	-0.00	-0.00	0.00	0.01	0.00	-0.00
Suburb=Williams Landing	-0.00	-0.00	-0.00	0.00	0.00	-0.00
Suburb=Williamstown	0.01	0.00	0.02	0.01	0.02	0.00
Suburb=Williamstown Nor	0.00	0.00	0.00	0.00	-0.00	0.00
Suburb=Windsor	0.01	-0.00	0.01	0.00	0.01	0.00
Suburb=Wollert	0.00	0.00	-0.00	0.00	0.00	-0.00
Suburb=Wyndham Vale	0.00	0.00	-0.00	0.00	-0.00	0.00
Suburb=Yallambie	-0.00	0.00	0.00	0.01	0.00	-0.00
Suburb=Yarraville	0.01	0.00	0.01	0.00	0.03	0.02
Type=h	0.10	0.11	0.94	0.76	0.95	0.94
Type=t	0.10	0.04	0.05	0.18	0.01	0.03
Type=u	0.80	0.85	0.01	0.06	0.03	0.03

SAS Enterprise Miner Report
Node=90% Centroid Clustering
Segment Size



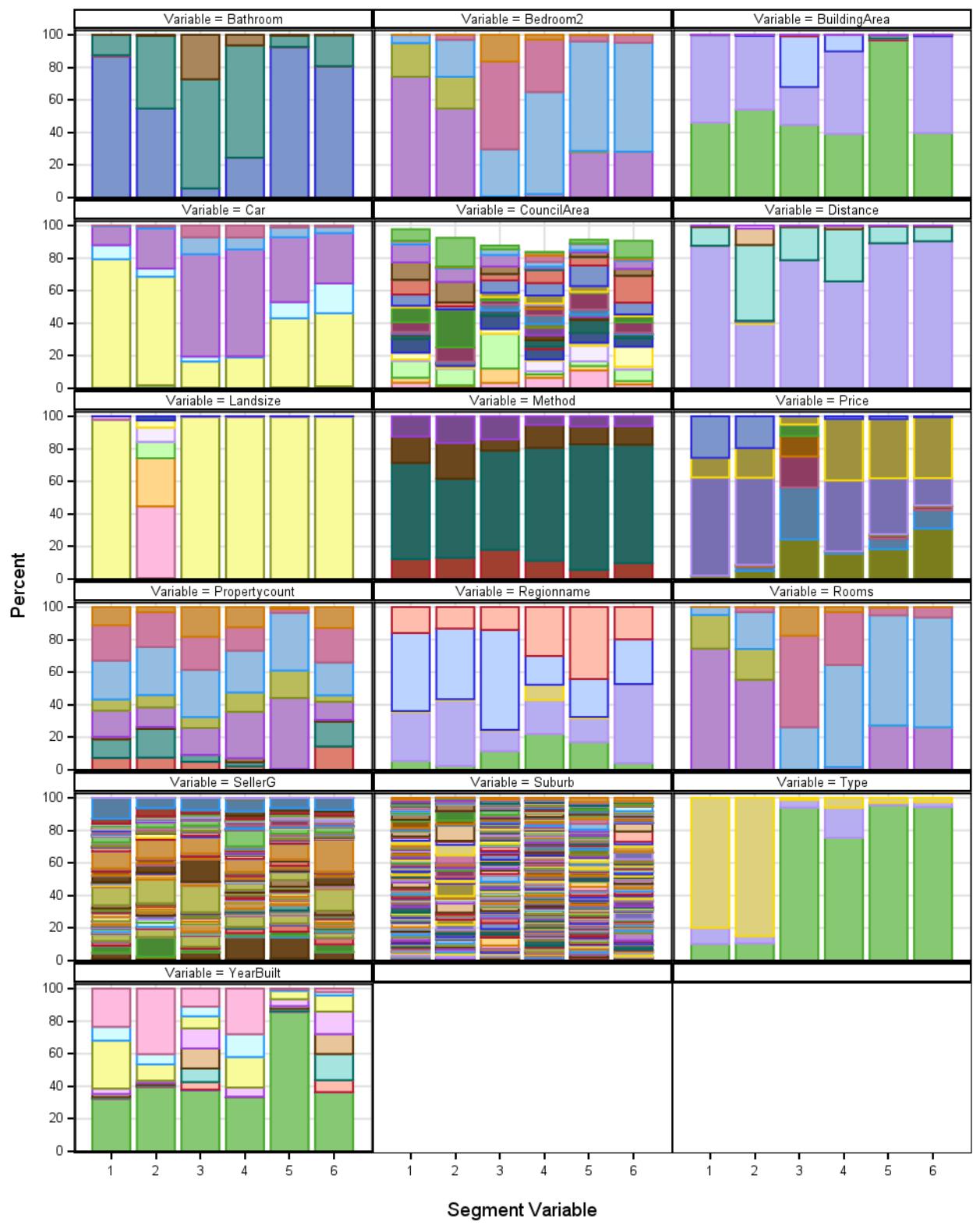
SAS Enterprise Miner Report
 Node=90% Centroid Clustering
 Tree Diagram



SAS Enterprise Miner Report

Node=90% Centroid Clustering

Segment Plot



SAS Enterprise Miner Report

Node=90% Ward Clustering Summary

Node id = Clus2
 Node label = 90% Ward Clustering
 Meta path = Ids3 => Filter => Smpl => Clus2
 Notes =

Node=90% Ward Clustering Properties

Property	Value	Default	Property	Value	Default	Property	Value	Default
Component	Cluster		FinalMaxNum	20		MissingNominal	DEFAULT	
AutomaticMaxNum	50		HideVariable	Y		MissingOrdinal	DEFAULT	
AutomaticMethod	WARD		ImputationMethod	NONE		NominalEncoding	GLM	
AutomaticMinNum	2		Initial	DEFAULT		NumberClusterMethod	AUTOMATIC	
Bins	100		Learn	.		OrdinalEncoding	RANK	
CCCCutOff	3		LearnFinal	0.02		Radius	0	
ClusterGraphs	Y		LearnInitial	0.5		Stdize	STD	
Clusvar	_SEGMENT_		LearnSteps	1000		Summary	N	
ClusvarLabel	Segment Variable		MaxC	10		TrainDefaults	Y	
ClusvarRole	SEGMENT		MaxIter	10		TreeProfile	Y	
DistancePlot	Y		MaxSteps	1200		XConv	0.0001	
Drift	N		MissingInterval	DEFAULT				

Node=90% Ward Clustering Variable Summary

Role	Level	Frequency Count	Name
INPUT	INTERVAL	10	Bathroom Bedroom2 BuildingArea Car Distance Landsize Price Propertycount Rooms YearBuilt
INPUT	NOMINAL	6	CouncilArea Method Regionname SellerG Suburb Type
ID	INTERVAL	1	_dataobs_

Node=90% Ward Clustering Mean Statistics

Variable	Segment 1	Segment 2	Segment 3	Segment 4	Segment 5	Segment 6	Segment 7	Segment 8	Segment 9	Segment 10	Segment 11
Clustering Criterion	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12
Maximum Relative Change in Cluster Seeds	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04
Improvement in Clustering Criterion
Frequency of Cluster	115.00	646.00	525.00	710.00	1291.00	372.00	773.00	527.00	652.00	337.00	1192.00
Root-Mean-Square Standard Deviation	0.20	0.12	0.13	0.12	0.11	0.12	0.11	0.11	0.11	0.13	0.12
Maximum Distance from Cluster Seed	14.80	7.89	8.24	8.09	7.32	7.22	8.07	8.04	8.79	20.67	9.03
Nearest Cluster	11.00	11.00	17.00	9.00	14.00	8.00	9.00	16.00	7.00	3.00	2.00
Distance to Nearest Cluster	7.70	1.95	2.39	2.59	1.98	2.36	2.43	2.33	2.43	5.40	1.95
Bathroom	1.46	1.09	2.43	1.74	1.01	1.98	1.05	2.19	1.21	1.26	1.19
Bedroom2	2.17	2.90	4.28	3.32	1.83	2.65	2.28	3.27	2.89	3.03	2.99
BuildingArea	89.12	122.20	256.81	158.43	73.03	113.42	102.41	188.98	123.21	615.47	120.06
Car	1.29	2.80	1.99	1.26	1.05	1.44	0.45	1.87	1.28	1.84	1.37
Distance	5.57	10.27	9.73	6.51	8.13	7.24	4.80	8.02	6.27	11.62	11.84
Landsize	4720.38	556.95	676.42	423.74	231.44	187.63	219.85	403.54	369.75	642.27	524.79
Price	725807.39	975211.76	2129100.55	1801842.94	552262.00	911795.13	1132136.75	1340209.11	1152238.04	1480436.20	771901.01
Propertycount	8280.02	6068.08	6947.11	6731.24	6023.86	7289.23	6325.39	6802.68	12709.85	7105.28	3872.71
Rooms	2.17	2.93	4.33	3.37	1.82	2.65	2.31	3.33	2.93	3.06	3.01
YearBuilt	1995.22	1951.81	1953.02	1911.11	1975.40	1999.31	1906.99	1994.30	1929.02	1955.80	1966.30
CouncilArea=Banyule	0.01	0.07	0.06	0.01	0.04	0.03	0.00	0.03	0.01	0.01	0.16
CouncilArea=Bayside	0.02	0.02	0.15	0.05	0.05	0.05	0.01	0.04	0.00	0.17	0.01
CouncilArea=Boroondara	0.10	0.03	0.37	0.19	0.09	0.08	0.04	0.15	0.04	0.18	0.00
CouncilArea=Brimbank	0.00	0.07	0.00	0.00	0.01	0.01	0.00	0.01	0.00	0.01	0.19
CouncilArea=Darebin	0.02	0.02	0.02	0.04	0.03	0.03	0.05	0.05	0.41	0.01	0.01

Segment 12	Segment 13	Segment 14	Segment 15	Segment 16	Segment 17	Segment 18	Segment 19	Segment 20
0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12
0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04
.
358.00	483.00	273.00	333.00	797.00	283.00	283.00	568.00	575.00
0.16	0.16	0.12	0.12	0.15	0.13	0.17	0.11	0.12
8.79	9.56	7.52	8.12	9.41	7.17	7.50	7.65	7.77
13.00	11.00	5.00	20.00	8.00	3.00	10.00	5.00	15.00
2.35	2.20	1.98	2.41	2.33	2.39	6.89	2.14	2.41
1.59	1.45	1.10	1.26	2.18	2.14	1.03	1.11	2.13
3.31	2.98	1.77	2.21	4.18	3.83	1.98	1.69	3.19
148.59	134.09	71.15	100.96	208.46	201.83	1140.20	70.38	150.44
1.79	1.74	1.04	1.25	2.03	3.59	1.34	0.98	1.75
18.75	18.22	6.70	8.97	14.90	9.92	9.38	4.78	10.15
534.86	626.85	271.29	173.44	666.24	659.48	430.87	265.01	260.59
610843.58	972806.56	511194.14	710322.22	1074101.88	1660715.82	938652.24	578667.39	1046754.00
11763.51	6832.32	6589.24	6487.91	5375.18	6856.74	5119.27	13263.89	6677.46
3.32	2.99	1.77	2.22	4.19	3.86	2.01	1.69	3.21
1990.08	1971.98	1980.30	1998.01	1980.88	1949.62	1960.19	1980.51	2001.74
-0.00	0.04	0.05	0.06	0.11	0.05	0.13	0.00	0.03
-0.00	0.00	0.02	0.04	0.02	0.10	0.05	0.00	0.07
0.00	-0.00	0.15	0.05	-0.00	0.21	0.09	0.19	0.12
0.03	0.00	0.00	0.02	0.08	0.02	0.05	0.00	0.02
-0.00	-0.00	0.04	0.04	0.00	0.06	0.03	0.08	0.02

Variable	Segment 1	Segment 2	Segment 3	Segment 4	Segment 5	Segment 6	Segment 7	Segment 8	Segment 9	Segment 10	Segment 11
CouncilArea=Glen Eira	0.02	0.08	0.11	0.08	0.14	0.14	0.01	0.10	0.01	0.33	0.01
CouncilArea=Greater Dande	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-0.00	0.00
CouncilArea=Hobsons Bay	0.00	0.10	0.02	0.03	0.04	0.02	0.04	0.10	0.00	0.01	0.07
CouncilArea=Hume	-0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.05
CouncilArea=Kingston	0.01	0.01	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.02	0.02
CouncilArea=Knox	0.00	-0.00	0.00	0.00	-0.00	-0.00	0.00	-0.00	-0.00	0.01	0.00
CouncilArea=Manningham	0.00	0.01	0.02	-0.00	0.00	0.01	-0.00	0.00	-0.00	0.01	0.01
CouncilArea=Maribyrnong	0.12	0.14	0.01	0.04	0.07	0.04	0.11	0.12	0.00	0.00	0.09
CouncilArea=Maroondah	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-0.00	0.00	0.00
CouncilArea=Melbourne	0.21	0.00	0.00	0.06	0.06	0.15	0.11	0.01	0.01	0.00	0.00
CouncilArea=Melton	0.00	0.00	-0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.01
CouncilArea=Monash	-0.00	0.02	0.02	0.00	0.01	0.02	0.00	0.01	0.00	0.07	0.04
CouncilArea=Moonee Valley	0.03	0.10	0.06	0.11	0.09	0.08	0.10	0.20	0.02	0.01	0.16
CouncilArea=Moreland	0.04	0.26	0.02	0.05	0.08	0.05	0.10	0.06	0.27	0.02	0.14
CouncilArea=Nillumbik	0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.00
CouncilArea=Port Phillip	0.11	0.00	0.02	0.14	0.09	0.12	0.11	0.04	0.02	0.01	-0.00
CouncilArea=Stonnington	0.09	0.01	0.06	0.11	0.11	0.09	0.08	0.06	0.03	0.04	0.00
CouncilArea=Unavailable	-0.00	0.00	-0.00	0.00	0.00	-0.00	0.00	-0.00	0.00	0.00	0.00
CouncilArea=Whitehorse	0.01	0.01	0.05	0.01	0.02	0.02	0.00	0.01	-0.00	0.07	0.03
CouncilArea=Whittlesea	-0.00	0.02	-0.00	-0.00	0.00	-0.00	-0.00	-0.00	0.00	-0.00	0.00
CouncilArea=Wyndham	0.01	0.00	-0.00	0.00	0.00	-0.00	0.00	-0.00	0.00	0.00	0.00
CouncilArea=Yarra	0.21	0.00	0.00	0.07	0.05	0.07	0.23	0.03	0.17	0.00	0.00
Method=PI	0.13	0.11	0.22	0.12	0.14	0.17	0.08	0.17	0.12	0.08	0.07
Method=S	0.52	0.70	0.57	0.65	0.66	0.65	0.74	0.58	0.70	0.79	0.74

Segment 12	Segment 13	Segment 14	Segment 15	Segment 16	Segment 17	Segment 18	Segment 19	Segment 20
0.01	0.02	0.09	0.07	0.04	0.07	0.10	-0.00	0.14
0.15	0.02	-0.00	-0.00	0.00	-0.00	-0.00	0.00	0.00
-0.00	-0.00	0.00	0.03	0.01	0.07	0.06	0.00	0.05
0.10	0.01	0.00	0.02	0.03	0.00	0.00	0.00	0.00
0.00	0.16	0.00	0.01	0.08	0.01	0.00	0.00	0.02
0.03	0.11	0.00	0.00	0.04	0.00	0.00	-0.00	-0.00
-0.00	0.23	0.00	0.02	0.17	0.03	0.02	-0.00	0.04
-0.00	0.00	0.06	0.12	0.02	0.04	0.14	0.00	0.07
-0.00	0.15	-0.00	0.00	0.02	-0.00	-0.00	0.00	0.00
0.00	0.00	0.11	0.06	-0.00	0.00	0.00	0.13	0.03
-0.00	0.01	-0.00	-0.00	0.02	-0.00	-0.00	-0.00	0.00
0.02	0.14	0.00	0.01	0.08	0.07	0.04	0.02	0.04
-0.00	0.00	0.14	0.07	0.09	0.09	0.12	0.00	0.10
0.01	0.00	0.07	0.21	0.09	0.09	0.08	0.09	0.09
-0.00	0.03	0.00	-0.00	0.02	-0.00	-0.00	-0.00	0.00
-0.00	-0.00	0.11	0.02	0.00	0.01	0.02	0.18	0.03
-0.00	-0.00	0.09	0.04	-0.00	0.06	0.04	0.19	0.05
-0.00	-0.00	-0.00	-0.00	0.00	-0.00	-0.00	0.00	0.00
0.00	0.09	0.02	0.03	0.05	0.03	0.02	-0.00	0.04
0.37	-0.00	-0.00	0.01	0.03	-0.00	0.01	-0.00	0.00
0.29	-0.00	0.00	0.00	0.00	0.00	0.00	0.00	-0.00
0.00	0.00	0.05	0.06	-0.00	0.00	0.00	0.12	0.02
0.06	0.07	0.00	0.10	0.14	0.18	0.05	0.15	0.15
0.79	0.77	0.00	0.67	0.68	0.63	0.83	0.61	0.63

Variable	Segment 1	Segment 2	Segment 3	Segment 4	Segment 5	Segment 6	Segment 7	Segment 8	Segment 9	Segment 10	Segment 11
Method=SP	0.22	0.15	0.06	0.10	0.20	0.13	0.12	0.12	0.12	0.07	0.15
Method=VB	0.13	0.04	0.15	0.13	0.00	0.05	0.06	0.14	0.06	0.05	0.04
Regionname=Eastern Metropolitan	0.03	0.07	0.11	0.02	0.05	0.04	0.00	0.03	0.00	0.06	0.15
Regionname=Northern Metropolitan	0.39	0.34	0.04	0.21	0.24	0.25	0.52	0.15	0.87	0.03	0.24
Regionname=South-Eastern Metropo	0.01	0.01	0.00	-0.00	0.00	0.00	-0.00	0.00	-0.00	0.01	0.00
Regionname=Southern Metropolitan	0.41	0.17	0.76	0.60	0.50	0.56	0.27	0.39	0.11	0.85	0.07
Regionname=Western Metropolitan	0.17	0.41	0.08	0.17	0.19	0.15	0.21	0.43	0.02	0.05	0.54
SellerG=@Realty	-0.00	0.00	-0.00	0.00	0.00	-0.00	0.00	-0.00	0.00	-0.00	0.00
SellerG=ASL	-0.00	-0.00	0.00	-0.00	0.00	-0.00	-0.00	-0.00	0.00	-0.00	0.00
SellerG=Abercromby's	0.00	-0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-0.00
SellerG=Ace	-0.00	0.00	-0.00	0.00	0.00	-0.00	0.00	-0.00	0.00	-0.00	0.00
SellerG=Alexkarbon	-0.00	0.00	0.00	0.00	0.01	0.01	0.01	0.01	-0.00	0.00	0.00
SellerG=Allens	0.00	0.00	-0.00	0.00	0.00	-0.00	0.00	-0.00	0.00	-0.00	0.00
SellerG=Anderson	-0.00	-0.00	-0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.00
SellerG=Appleby	-0.00	0.00	-0.00	0.00	0.00	-0.00	0.00	-0.00	0.00	-0.00	0.00
SellerG=Area	0.00	-0.00	-0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.00
SellerG=Ascend	-0.00	0.00	0.00	0.00	0.00	-0.00	0.00	-0.00	0.00	-0.00	0.00
SellerG=Assisi	0.00	0.00	-0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.00
SellerG=Australian	-0.00	0.00	-0.00	0.00	0.00	-0.00	0.00	-0.00	0.00	-0.00	0.00
SellerG=Barlow	-0.00	0.01	-0.00	0.00	0.00	0.01	0.00	0.00	-0.00	0.00	0.01
SellerG=Barry	0.01	0.09	0.02	0.01	0.03	0.04	0.01	0.03	0.06	0.01	0.19
SellerG=Bayside	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Bekdon	0.00	-0.00	-0.00	-0.00	0.00	0.00	-0.00	0.00	-0.00	-0.00	-0.00
SellerG=Beller	0.01	0.00	-0.00	-0.00	0.00	0.00	0.01	-0.00	-0.00	0.00	-0.00

Segment 12	Segment 13	Segment 14	Segment 15	Segment 16	Segment 17	Segment 18	Segment 19	Segment 20
0.13	0.10	0.00	0.14	0.11	0.07	0.09	0.16	0.12
0.01	0.06	1.00	0.08	0.07	0.11	0.03	0.08	0.10
0.03	0.64	0.07	0.10	0.40	0.11	0.16	0.02	0.11
0.49	0.02	0.25	0.40	0.16	0.16	0.14	0.36	0.16
0.14	0.26	0.00	0.01	0.11	0.02	0.00	-0.00	0.02
0.01	0.06	0.50	0.26	0.11	0.51	0.33	0.62	0.48
0.33	0.01	0.18	0.24	0.22	0.20	0.37	0.00	0.23
0.01	-0.00	-0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00
-0.00	0.00	-0.00	-0.00	-0.00	-0.00	0.00	-0.00	-0.00
0.00	-0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.01
-0.00	-0.00	-0.00	-0.00	0.00	-0.00	0.00	-0.00	-0.00
0.00	0.00	0.01	0.01	0.00	0.00	0.00	0.00	0.01
-0.00	-0.00	-0.00	-0.00	0.00	-0.00	-0.00	-0.00	0.00
-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00
0.00	0.00	-0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00
-0.00	0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.00
-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00
0.00	-0.00	0.00	0.00	0.00	0.00	0.01	-0.00	-0.00
0.08	0.16	0.04	0.06	0.21	0.02	0.10	0.01	0.07
0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00
-0.00	-0.00	-0.00	-0.00	-0.00	0.00	-0.00	-0.00	0.00
0.00	-0.00	0.00	0.00	-0.00	0.00	0.00	0.01	0.01

Variable	Segment 1	Segment 2	Segment 3	Segment 4	Segment 5	Segment 6	Segment 7	Segment 8	Segment 9	Segment 10	Segment 11
SellerG=Bells	-0.00	0.01	-0.00	0.00	0.00	0.00	0.00	0.00	0.00	-0.00	0.02
SellerG=Besser	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	-0.00	0.00	-0.00	0.00
SellerG=Better	0.00	-0.00	-0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.00
SellerG=Biggin	0.12	0.02	0.02	0.04	0.03	0.05	0.06	0.03	0.07	0.00	0.02
SellerG=Blue	0.00	-0.00	-0.00	-0.00	0.00	-0.00	-0.00	-0.00	0.00	-0.00	0.00
SellerG=Boutique	0.00	-0.00	-0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.00
SellerG=Brace	0.00	-0.00	-0.00	-0.00	0.00	-0.00	-0.00	-0.00	0.00	-0.00	-0.00
SellerG=Brad	-0.00	0.05	0.01	0.02	0.03	0.02	0.02	0.02	0.01	0.01	0.06
SellerG=Buckingham	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01
SellerG=Bullen	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Burnham	0.00	0.01	-0.00	0.00	0.01	0.00	0.01	0.00	0.00	0.00	0.01
SellerG=Buxton	0.05	0.04	0.08	0.03	0.05	0.05	0.01	0.03	0.01	0.23	0.02
SellerG=Buxton/Advant	0.00	-0.00	-0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.00
SellerG=C21	-0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.00
SellerG=Caine	0.00	-0.00	-0.00	0.00	0.00	0.01	-0.00	-0.00	0.00	0.00	0.00
SellerG=Calder	0.00	-0.00	-0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.00
SellerG=Carter	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00
SellerG=Castran	0.00	-0.00	-0.00	0.01	0.00	0.01	-0.00	-0.00	0.00	0.00	-0.00
SellerG=Cayzer	-0.00	0.00	0.00	0.02	0.00	0.02	0.02	-0.00	0.00	-0.00	-0.00
SellerG=Century	0.00	-0.00	-0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.00
SellerG=Chambers	0.00	-0.00	-0.00	0.00	0.00	0.00	0.01	-0.00	0.00	-0.00	0.00
SellerG=Changing	0.00	-0.00	-0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.00
SellerG=Charlton	-0.00	0.00	0.00	0.00	0.00	-0.00	0.00	-0.00	0.00	0.01	0.00
SellerG=Chisholm	0.03	-0.00	-0.00	0.02	0.02	0.01	0.01	0.01	-0.00	0.00	0.00

Segment 12	Segment 13	Segment 14	Segment 15	Segment 16	Segment 17	Segment 18	Segment 19	Segment 20
0.00	-0.00	0.00	0.00	0.01	0.00	0.01	-0.00	0.00
-0.00	-0.00	0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00
-0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00
0.01	0.01	0.01	0.03	0.01	0.01	0.01	0.07	0.03
-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00
-0.00	0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00
-0.00	-0.00	-0.00	-0.00	-0.00	0.00	-0.00	-0.00	0.00
0.00	-0.00	0.02	0.03	0.03	0.02	0.04	0.01	0.02
0.00	0.01	0.00	0.00	0.02	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	-0.00	0.00	0.00	0.00	0.00	0.01	0.00	-0.00
0.01	0.08	0.02	0.04	0.07	0.06	0.03	0.04	0.12
-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00
0.02	0.02	0.00	0.00	0.00	0.01	0.01	-0.00	0.00
0.00	-0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00
-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00
-0.00	0.01	-0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00
0.00	-0.00	0.00	0.00	-0.00	0.00	0.00	0.01	0.00
-0.00	-0.00	0.01	0.00	0.00	0.00	-0.00	0.00	0.00
-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.00
-0.00	-0.00	0.00	0.00	-0.00	0.00	0.00	0.00	-0.00
-0.00	-0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00	-0.00
0.00	0.00	0.02	0.01	-0.00	-0.00	0.01	0.01	0.00

Segment 12	Segment 13	Segment 14	Segment 15	Segment 16	Segment 17	Segment 18	Segment 19	Segment 20
-0.00	-0.00	-0.00	0.00	-0.00	-0.00	-0.00	0.00	-0.00
-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.00
0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.01	0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00
0.00	-0.00	0.00	0.00	0.00	0.00	0.00	-0.00	-0.00
-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00
-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00
-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00
-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00
-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00
-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
-0.00	-0.00	-0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00
-0.00	0.00	-0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00
-0.00	-0.00	0.01	-0.00	0.00	-0.00	-0.00	0.02	0.00
-0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00
-0.00	-0.00	-0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00
-0.00	-0.00	0.00	-0.00	0.00	-0.00	0.00	0.01	-0.00
-0.00	-0.00	-0.00	0.00	0.01	0.01	0.02	-0.00	0.00
0.00	-0.00	0.01	0.01	0.00	0.00	0.00	-0.00	0.01
-0.00	-0.00	-0.00	-0.00	0.00	-0.00	-0.00	0.00	-0.00
-0.00	0.00	0.00	0.02	0.01	0.00	0.01	-0.00	0.01
-0.00	-0.00	0.00	0.00	-0.00	0.00	0.00	-0.00	-0.00

Variable	Segment 1	Segment 2	Segment 3	Segment 4	Segment 5	Segment 6	Segment 7	Segment 8	Segment 9	Segment 10	Segment 11
SellerG=First	-0.00	0.00	-0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00	0.00	0.00
SellerG=Fletchers	0.01	0.00	0.06	0.03	0.02	0.02	0.01	0.03	0.00	0.04	0.02
SellerG=Fletchers/One	0.00	-0.00	-0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.00
SellerG=Follett	0.00	-0.00	0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.00
SellerG=Frank	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Free	0.00	-0.00	-0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.00
SellerG=GL	-0.00	0.00	0.00	0.00	0.00	-0.00	0.00	0.00	0.00	-0.00	0.01
SellerG=Galldon	-0.00	0.00	-0.00	0.00	0.00	-0.00	0.00	-0.00	0.00	-0.00	0.00
SellerG=Gardiner	-0.00	0.00	-0.00	0.00	0.00	-0.00	0.00	-0.00	0.00	-0.00	0.00
SellerG=Garvey	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Gary	0.01	0.00	0.02	0.02	0.03	0.01	0.01	0.01	0.00	0.04	0.00
SellerG=Geoff	0.00	-0.00	-0.00	-0.00	0.00	0.00	-0.00	-0.00	-0.00	-0.00	0.00
SellerG=Grantham	0.00	0.00	-0.00	0.00	0.00	-0.00	0.00	-0.00	0.00	-0.00	0.00
SellerG=Greg	0.03	0.01	0.01	0.04	0.01	0.05	0.03	0.03	0.00	0.01	0.02
SellerG=Gunn&Co	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=HAR	0.00	0.00	0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00	0.01	0.01
SellerG=Hall	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Ham	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Harcourts	0.01	0.01	0.00	0.00	0.01	0.00	0.00	0.00	0.01	0.00	0.01
SellerG=Harrington	0.00	-0.00	-0.00	-0.00	0.00	0.00	0.01	0.00	0.00	0.00	-0.00
SellerG=Haughton	0.00	0.01	-0.00	-0.00	0.00	0.00	-0.00	-0.00	0.00	0.00	0.01
SellerG=Hayeswinckle	0.00	-0.00	-0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.00
SellerG=Hodges	0.00	0.01	0.02	0.01	0.02	0.02	0.00	0.02	0.00	0.04	-0.00
SellerG=Holland	0.00	-0.00	-0.00	-0.00	0.00	-0.00	0.00	0.00	0.00	-0.00	0.00

Variable	Segment 1	Segment 2	Segment 3	Segment 4	Segment 5	Segment 6	Segment 7	Segment 8	Segment 9	Segment 10	Segment 11
SellerG=Homes	0.00	-0.00	-0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.00
SellerG=Hooper	0.01	-0.00	-0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.00
SellerG=Hoskins	0.00	-0.00	-0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.00
SellerG=Hunter	-0.00	0.00	-0.00	-0.00	-0.00	-0.00	0.00	-0.00	-0.00	-0.00	0.00
SellerG=Iconeck	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.00
SellerG=J	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.00	-0.00
SellerG=JMRE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=JRW	-0.00	0.00	-0.00	0.00	0.00	-0.00	0.00	0.00	0.00	-0.00	0.00
SellerG=Jas	0.01	0.07	0.00	0.02	0.02	0.02	0.05	0.03	0.00	-0.00	0.02
SellerG=Jason	0.00	-0.00	0.00	-0.00	0.00	0.00	-0.00	0.00	-0.00	-0.00	0.00
SellerG=Jellis	0.13	0.06	0.16	0.16	0.10	0.07	0.16	0.11	0.18	0.08	0.01
SellerG=Johnston	0.00	-0.00	-0.00	-0.00	0.00	0.00	-0.00	-0.00	-0.00	-0.00	0.00
SellerG=Joseph	0.00	-0.00	-0.00	0.00	0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.00
SellerG=Kay	0.03	-0.00	0.02	0.01	0.00	0.02	0.01	0.02	0.01	0.01	0.00
SellerG=Kelly	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Ken	0.00	0.00	-0.00	0.00	0.00	-0.00	0.00	-0.00	0.00	-0.00	0.00
SellerG=LITTLE	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.00	-0.00
SellerG=LJ	-0.00	0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=LLC	0.00	-0.00	0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.00
SellerG=Langwell	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Le	0.00	-0.00	-0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.00
SellerG=Leased	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Leyton	-0.00	0.00	-0.00	0.00	0.00	-0.00	0.00	-0.00	0.00	-0.00	0.00
SellerG=Lindellas	-0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.00

Segment 12	Segment 13	Segment 14	Segment 15	Segment 16	Segment 17	Segment 18	Segment 19	Segment 20
-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00
-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00
-0.00	0.01	-0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00
-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00
0.00	-0.00	-0.00	-0.00	0.01	-0.00	-0.00	-0.00	-0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
-0.00	-0.00	-0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00
-0.00	-0.00	0.02	0.02	0.00	0.01	0.04	0.00	0.03
0.00	0.00	-0.00	-0.00	0.00	-0.00	-0.00	0.00	0.00
0.00	0.05	0.17	0.11	0.06	0.17	0.10	0.15	0.11
-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00
-0.00	-0.00	0.02	0.02	0.00	0.01	0.04	0.00	0.03
0.00	0.00	-0.00	-0.00	0.00	-0.00	-0.00	0.00	0.00
0.00	0.05	0.17	0.11	0.06	0.17	0.10	0.15	0.11
-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00
-0.00	-0.00	0.02	0.02	0.00	0.01	0.04	0.00	0.03
0.00	0.00	-0.00	-0.00	0.00	-0.00	-0.00	0.00	0.00
0.00	0.05	0.17	0.11	0.06	0.17	0.10	0.15	0.11
-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00
0.00	0.00	0.01	0.00	0.00	0.01	0.01	0.03	0.01
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
-0.00	-0.00	-0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00
0.00	0.00	0.01	0.00	0.00	-0.00	-0.00	0.02	0.00
0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
-0.00	0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.01	-0.00	-0.00	-0.00	-0.00	0.00	-0.00	-0.00	-0.00
-0.00	0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.00	0.00

Variable	Segment 1	Segment 2	Segment 3	Segment 4	Segment 5	Segment 6	Segment 7	Segment 8	Segment 9	Segment 10	Segment 11
SellerG=Love	0.01	0.00	-0.00	-0.00	0.01	0.00	0.00	0.00	0.03	0.00	0.00
SellerG=Lucas	0.00	-0.00	0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.00
SellerG=Luxe	0.00	-0.00	-0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.00
SellerG=Luxton	-0.00	0.00	-0.00	0.00	0.00	-0.00	0.00	-0.00	0.00	-0.00	0.00
SellerG=M.J	0.00	-0.00	-0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.00
SellerG=MICM	0.01	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.00	-0.00
SellerG=Maddison	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Mandy	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Marshall	0.04	0.01	0.19	0.15	0.03	0.08	0.05	0.08	0.02	0.06	0.00
SellerG=Mason	-0.00	0.00	-0.00	0.00	0.00	-0.00	0.00	-0.00	0.00	-0.00	0.00
SellerG=Matthew	0.00	-0.00	-0.00	0.00	0.00	-0.00	-0.00	-0.00	-0.00	0.00	0.00
SellerG=Max	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=McDonald	0.02	0.01	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.00
SellerG=McGrath	0.03	0.01	0.00	0.01	0.02	0.01	0.01	0.01	0.04	0.02	0.01
SellerG=McLennan	-0.00	-0.00	-0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.00
SellerG=McNaughton	0.00	-0.00	-0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.00
SellerG=Meadows	0.00	-0.00	0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.00
SellerG=Melbourne	0.00	0.00	-0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.00
SellerG=Metro	0.00	-0.00	-0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.00
SellerG=Miles	0.01	0.01	0.03	0.01	0.02	0.02	0.00	0.01	0.00	0.00	0.03
SellerG=Millership	-0.00	-0.00	-0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.00
SellerG=Moonee	-0.00	0.01	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.01
SellerG=Morleys	-0.00	0.00	-0.00	0.00	0.00	-0.00	0.00	-0.00	0.00	-0.00	0.00
SellerG=Morrison	-0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Segment 12	Segment 13	Segment 14	Segment 15	Segment 16	Segment 17	Segment 18	Segment 19	Segment 20
0.04	-0.00	0.00	0.01	-0.00	0.00	0.01	0.00	0.00
-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00
-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00
-0.00	-0.00	-0.00	-0.00	0.00	0.00	-0.00	-0.00	0.00
-0.00	-0.00	-0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
-0.00	0.00	0.03	0.02	0.00	0.08	0.02	0.05	0.03
-0.00	-0.00	0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00
-0.00	-0.00	-0.00	-0.00	0.00	-0.00	-0.00	-0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.01	0.00	0.00	0.02	0.00	-0.00	-0.00
0.00	0.04	0.01	0.02	0.02	0.02	0.01	0.04	0.02
0.01	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00
0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00
-0.00	-0.00	-0.00	-0.00	0.01	0.00	0.00	-0.00	-0.00
-0.00	-0.00	-0.00	-0.00	0.01	0.00	0.00	-0.00	-0.00
-0.00	-0.00	-0.00	-0.00	0.01	0.00	0.00	-0.00	-0.00
0.00	0.00	0.03	0.04	0.03	0.02	0.04	0.00	0.01
0.01	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00
-0.00	-0.00	-0.00	0.00	0.01	0.00	0.00	-0.00	0.00
-0.00	-0.00	-0.00	0.00	0.00	-0.00	-0.00	-0.00	-0.00
0.00	0.02	0.00	0.00	0.01	0.00	0.00	0.00	0.00

Variable	Segment 1	Segment 2	Segment 3	Segment 4	Segment 5	Segment 6	Segment 7	Segment 8	Segment 9	Segment 10	Segment 11
SellerG=Pride	-0.00	0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	-0.00
SellerG=Prime	0.00	0.00	-0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.00
SellerG=Private/Tiern	0.00	-0.00	-0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.00
SellerG=Prof.	0.00	0.00	0.00	-0.00	-0.00	0.00	-0.00	0.00	-0.00	-0.00	0.00
SellerG=Property	0.00	-0.00	-0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.00
SellerG=Propertyau	0.00	-0.00	-0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.00
SellerG=Prowse	0.00	-0.00	-0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.00
SellerG=Purplebricks	-0.00	0.00	-0.00	0.00	0.00	-0.00	0.00	0.01	0.00	0.00	0.01
SellerG=R&H	-0.00	0.00	-0.00	0.00	0.00	-0.00	0.00	-0.00	0.00	0.00	0.00
SellerG=RE	-0.00	0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.00	-0.00	0.00
SellerG=REMAX	0.00	-0.00	-0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.00
SellerG=RT	0.00	0.01	0.04	0.03	0.01	0.02	0.02	0.01	0.00	0.01	0.01
SellerG=RW	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.01	0.01	0.00	0.00
SellerG=Raine	0.03	0.02	0.00	0.01	0.00	0.00	0.01	0.01	0.01	0.01	0.01
SellerG=Raine&Horne	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Ray	0.03	0.04	0.02	0.01	0.03	0.03	0.00	0.02	0.04	0.03	0.04
SellerG=Reach	0.00	-0.00	-0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.00
SellerG=Real	-0.00	0.00	0.00	0.00	0.00	-0.00	0.00	-0.00	0.00	-0.00	0.00
SellerG=Red	-0.00	-0.00	-0.00	0.00	0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.00
SellerG=Redina	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Reliance	0.00	-0.00	0.00	-0.00	-0.00	0.00	-0.00	0.00	-0.00	-0.00	-0.00
SellerG=Rendina	0.01	0.00	0.01	0.01	0.01	0.01	0.01	0.01	0.00	-0.00	0.00
SellerG=Ristic	-0.00	0.00	-0.00	0.00	0.00	-0.00	0.00	-0.00	0.00	-0.00	0.00
SellerG=Rodney	0.01	-0.00	0.00	-0.00	-0.00	0.00	-0.00	0.00	-0.00	-0.00	0.00

Segment 12	Segment 13	Segment 14	Segment 15	Segment 16	Segment 17	Segment 18	Segment 19	Segment 20
0.00	0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00
-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00
-0.00	-0.00	-0.00	-0.00	-0.00	0.00	-0.00	-0.00	-0.00
-0.00	0.01	-0.00	-0.00	0.00	-0.00	0.00	0.00	0.00
-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00
-0.00	-0.00	-0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00
-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00
0.01	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.00
-0.00	-0.00	-0.00	-0.00	0.00	-0.00	-0.00	0.00	-0.00
0.01	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.00
0.00	0.00	0.01	0.00	0.01	0.01	0.02	0.03	0.01
0.02	0.01	0.00	0.00	0.01	0.00	0.00	0.00	0.00
0.01	-0.00	0.01	0.01	0.00	0.02	0.01	0.00	0.01
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.20	0.19	0.03	0.05	0.10	0.04	0.04	0.02	0.04
-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.00	-0.00
-0.00	0.00	-0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00
0.00	-0.00	-0.00	-0.00	-0.00	0.00	-0.00	-0.00	-0.00
0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00
0.02	0.00	-0.00	0.00	-0.00	-0.00	-0.00	0.00	0.00
-0.00	-0.00	0.00	0.02	0.00	0.01	0.00	0.00	0.00
0.01	-0.00	-0.00	-0.00	-0.00	0.00	-0.00	-0.00	-0.00
-0.00	0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.00	0.00

Variable	Segment 1	Segment 2	Segment 3	Segment 4	Segment 5	Segment 6	Segment 7	Segment 8	Segment 9	Segment 10	Segment 11
SellerG=Roger	0.00	-0.00	-0.00	-0.00	0.00	-0.00	-0.00	-0.00	0.00	-0.00	0.00
SellerG=Rosin	0.00	-0.00	-0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.00
SellerG=Ross	-0.00	0.00	-0.00	0.00	0.00	-0.00	0.00	-0.00	0.00	-0.00	0.00
SellerG=Rounds	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=S&L	0.00	0.00	-0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.00
SellerG=SN	0.00	-0.00	-0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.00
SellerG=Schroeder	-0.00	-0.00	-0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00	0.00	0.00
SellerG=Scott	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Sell	-0.00	0.00	-0.00	0.00	0.00	-0.00	0.00	-0.00	0.00	-0.00	0.00
SellerG=Sotheby's	-0.00	-0.00	0.00	-0.00	0.00	-0.00	0.00	-0.00	-0.00	-0.00	0.00
SellerG=Steveway	0.00	-0.00	-0.00	-0.00	0.00	-0.00	-0.00	-0.00	0.00	-0.00	0.00
SellerG=Stockdale	0.00	0.04	-0.00	-0.00	0.00	0.00	-0.00	-0.00	0.00	0.00	0.02
SellerG=Sweeney	0.01	0.05	0.01	0.01	0.02	0.01	0.01	0.03	0.00	0.00	0.03
SellerG=Sweeney/Advan	0.00	0.00	-0.00	0.00	0.00	-0.00	0.00	-0.00	0.00	-0.00	0.00
SellerG=TRUE	0.00	0.00	-0.00	0.00	0.00	-0.00	0.00	-0.00	0.00	-0.00	0.00
SellerG=The	0.00	-0.00	-0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.00
SellerG=Thomas	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Thomson	-0.00	0.00	-0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.01	0.00
SellerG=Tierman's	0.00	0.00	-0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.00
SellerG=Tim	0.00	-0.00	0.00	-0.00	-0.00	0.00	-0.00	0.00	-0.00	0.00	-0.00
SellerG=Trimson	0.00	0.00	0.00	-0.00	0.00	0.00	-0.00	0.00	-0.00	-0.00	0.00
SellerG=Triwest	0.00	-0.00	-0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.00
SellerG=Upper	0.00	-0.00	0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.00
SellerG=VICPROP	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00

Variable	Segment 1	Segment 2	Segment 3	Segment 4	Segment 5	Segment 6	Segment 7	Segment 8	Segment 9	Segment 10	Segment 11
SellerG=iProperty	0.00	-0.00	-0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.00
SellerG=iSell	0.00	-0.00	-0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.00
SellerG=iTRAK	-0.00	0.00	-0.00	0.00	0.00	-0.00	0.00	-0.00	0.00	-0.00	0.00
Suburb=Abbotsford	0.01	0.00	0.00	0.00	0.01	0.02	0.03	0.01	0.00	0.00	0.00
Suburb=Aberfeldie	-0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.02	0.00	0.00	0.00
Suburb=Airport West	-0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.03
Suburb=Albanvale	-0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Albert Park	-0.00	-0.00	0.00	0.04	0.00	0.00	0.03	0.00	-0.00	0.00	0.00
Suburb=Albion	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01
Suburb=Alphington	0.00	0.00	0.00	0.01	0.00	-0.00	0.00	0.01	-0.00	0.00	0.00
Suburb=Altona	0.00	0.02	0.00	0.00	0.01	0.02	0.00	0.00	0.00	0.00	0.02
Suburb=Altona Meadows	0.00	-0.00	-0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.00
Suburb=Altona North	0.00	0.02	0.00	-0.00	0.00	0.00	-0.00	0.00	-0.00	0.01	0.02
Suburb=Ardeer	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Armadale	0.01	0.00	0.00	0.02	0.03	0.01	0.01	0.00	0.00	-0.00	-0.00
Suburb=Ascot Vale	0.02	0.02	0.01	0.02	0.01	0.01	0.03	0.03	0.00	0.00	0.00
Suburb=Ashburton	0.00	0.01	0.02	0.01	0.00	0.00	0.00	0.00	0.00	0.02	0.00
Suburb=Ashwood	-0.00	0.01	0.00	-0.00	0.00	0.01	-0.00	0.00	-0.00	0.01	0.01
Suburb=Aspendale	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Aspendale Garden	-0.00	0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	-0.00
Suburb=Attwood	0.00	0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Avondale Heights	-0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.01	0.00	-0.00	0.02
Suburb=Balaclava	0.00	0.00	0.00	0.00	0.01	-0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Balwyn	0.00	0.00	0.04	0.01	0.01	0.01	0.00	0.01	0.00	0.02	0.00

Segment 12	Segment 13	Segment 14	Segment 15	Segment 16	Segment 17	Segment 18	Segment 19	Segment 20
-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.00
0.01	0.01	0.00	-0.00	0.00	0.00	0.00	-0.00	-0.00
-0.00	0.02	-0.00	-0.00	0.00	-0.00	-0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.01	0.01	0.01	0.00	0.00	0.00	0.01
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	-0.00	0.00	0.00	-0.00	0.00
0.00	0.00	0.00	0.01	0.00	0.00	0.01	0.00	0.00
-0.00	-0.00	0.00	0.00	-0.00	0.01	0.00	-0.00	0.00
0.00	0.00	0.00	0.01	0.01	0.01	0.00	0.00	0.01
-0.00	-0.00	-0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00
-0.00	-0.00	-0.00	0.00	-0.00	0.00	-0.00	-0.00	0.00
0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00
-0.00	0.00	0.02	0.01	0.00	0.01	0.01	0.00	0.01
0.00	0.00	0.01	0.02	0.00	0.01	0.02	0.00	0.01
0.00	0.00	0.00	0.00	0.00	0.02	0.01	0.00	0.01
-0.00	-0.00	0.00	0.01	0.01	0.01	0.01	-0.00	0.00
0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00
-0.00	-0.00	-0.00	0.01	0.02	0.01	-0.00	0.00	0.00
-0.00	-0.00	0.01	0.00	0.00	-0.00	-0.00	0.00	0.00
0.00	0.00	0.01	0.01	0.00	0.01	0.01	0.00	0.01

Variable	Segment 1	Segment 2	Segment 3	Segment 4	Segment 5	Segment 6	Segment 7	Segment 8	Segment 9	Segment 10	Segment 11
Suburb=Balwyn North	0.00	0.01	0.08	0.02	0.01	0.01	-0.00	0.03	-0.00	0.04	-0.00
Suburb=Bayswater	0.00	-0.00	-0.00	0.00	0.00	-0.00	0.00	-0.00	-0.00	-0.00	0.00
Suburb=Bayswater North	-0.00	0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	-0.00
Suburb=Beaumaris	0.00	0.00	0.00	0.00	0.00	-0.00	0.00	-0.00	-0.00	0.01	0.00
Suburb=Bellfield	0.00	0.00	-0.00	0.00	0.00	-0.00	0.00	-0.00	-0.00	-0.00	0.01
Suburb=Bentleigh	-0.00	0.02	0.03	0.01	0.01	0.00	-0.00	0.02	-0.00	0.08	0.00
Suburb=Bentleigh East	-0.00	0.03	0.03	0.00	0.01	0.06	0.00	0.02	0.01	0.14	0.00
Suburb=Black Rock	0.00	0.00	0.00	0.00	0.00	-0.00	0.00	-0.00	0.00	-0.00	0.00
Suburb=Blackburn	0.00	0.00	0.00	-0.00	0.00	0.00	-0.00	-0.00	-0.00	0.00	0.00
Suburb=Blackburn North	0.00	0.00	-0.00	0.00	0.00	-0.00	0.00	-0.00	-0.00	-0.00	0.00
Suburb=Blackburn South	0.01	0.00	-0.00	0.00	0.00	0.00	0.00	-0.00	0.00	-0.00	0.00
Suburb=Bonbeach	-0.00	-0.00	-0.00	-0.00	0.00	0.00	0.00	-0.00	-0.00	0.00	0.00
Suburb= Boronia	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Box Hill	-0.00	0.00	0.01	0.01	0.01	-0.00	0.00	0.00	0.00	0.01	0.01
Suburb=Braybrook	0.01	0.01	-0.00	-0.00	-0.00	0.00	-0.00	-0.00	-0.00	0.00	0.02
Suburb=Briar Hill	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Brighton	-0.00	0.01	0.05	0.03	0.02	0.03	0.00	0.02	0.00	0.03	0.00
Suburb= Brighton East	0.00	0.01	0.06	0.01	0.01	0.01	0.00	0.02	0.00	0.04	0.00
Suburb=Broadmeadows	0.00	0.00	-0.00	-0.00	0.00	0.00	-0.00	-0.00	-0.00	0.00	0.01
Suburb=Brooklyn	0.00	0.00	-0.00	-0.00	0.00	-0.00	0.00	-0.00	-0.00	-0.00	0.00
Suburb= Brunswick	0.02	0.00	0.01	0.01	-0.00	0.01	0.03	0.01	0.13	0.00	-0.00
Suburb= Brunswick East	0.00	0.01	0.00	0.02	0.02	0.01	0.03	0.01	0.00	-0.00	-0.00
Suburb= Brunswick West	-0.00	0.03	0.00	0.01	0.02	0.00	0.02	0.01	0.01	0.00	0.00
Suburb=Bulleen	0.00	0.01	0.00	-0.00	-0.00	0.00	-0.00	0.00	-0.00	0.00	0.01

Segment 12	Segment 13	Segment 14	Segment 15	Segment 16	Segment 17	Segment 18	Segment 19	Segment 20
-0.00	-0.00	-0.00	0.00	-0.00	0.05	0.01	-0.00	0.01
-0.00	0.02	-0.00	-0.00	0.01	-0.00	-0.00	-0.00	-0.00
0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00
-0.00	0.00	-0.00	-0.00	0.00	0.01	-0.00	-0.00	0.01
-0.00	-0.00	-0.00	-0.00	0.00	-0.00	0.01	-0.00	-0.00
-0.00	-0.00	-0.00	0.01	0.01	0.02	0.01	-0.00	0.03
0.01	0.02	0.01	0.01	0.02	0.03	0.00	0.00	0.06
-0.00	0.00	-0.00	-0.00	0.00	0.00	-0.00	-0.00	-0.00
0.00	0.01	0.00	0.00	0.00	0.01	0.00	-0.00	-0.00
-0.00	-0.00	-0.00	-0.00	0.01	0.00	-0.00	-0.00	0.00
-0.00	0.01	-0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	-0.00	-0.00
0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00
-0.00	0.00	0.01	0.01	0.01	0.00	-0.00	0.00	0.01
-0.00	-0.00	0.00	0.01	0.01	0.00	0.01	-0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.01	0.02	0.00	0.03	0.01	0.00	0.02
0.00	0.00	0.00	0.01	0.00	0.02	0.02	0.00	0.02
0.00	-0.00	0.00	0.00	0.00	0.00	0.00	-0.00	-0.00
-0.00	-0.00	0.00	0.00	0.00	0.00	0.00	-0.00	0.00
0.00	0.00	0.01	0.03	-0.00	0.02	0.00	0.06	0.01
-0.00	0.00	0.01	0.01	0.00	-0.00	-0.00	0.00	0.01
0.00	-0.00	0.02	0.02	0.00	0.00	0.01	-0.00	0.00
0.00	0.01	0.00	0.00	0.03	0.01	0.02	-0.00	0.01

Variable	Segment 1	Segment 2	Segment 3	Segment 4	Segment 5	Segment 6	Segment 7	Segment 8	Segment 9	Segment 10	Segment 11
Suburb=Bundoora	0.00	0.01	-0.00	-0.00	0.00	-0.00	-0.00	-0.00	0.01	-0.00	0.00
Suburb=Burnley	0.00	-0.00	-0.00	-0.00	0.00	-0.00	0.01	0.00	-0.00	-0.00	0.00
Suburb=Burnside	-0.00	-0.00	-0.00	-0.00	0.00	0.00	0.00	-0.00	-0.00	0.00	0.00
Suburb=Burnside Heights	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Burwood	0.00	0.00	0.02	0.00	0.00	0.01	0.00	0.00	-0.00	0.06	0.00
Suburb=Burwood East	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Cairnlea	-0.00	0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Camberwell	0.02	0.00	0.04	0.02	0.02	0.01	0.01	0.02	-0.00	0.01	-0.00
Suburb=Campbellfield	-0.00	0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Canterbury	0.01	0.00	0.01	0.01	0.01	0.00	0.00	0.01	-0.00	-0.00	-0.00
Suburb=Carlton	0.03	-0.00	0.00	0.01	0.01	0.02	0.02	0.00	-0.00	0.00	-0.00
Suburb=Carlton North	0.01	-0.00	0.00	0.01	0.00	0.00	0.03	0.00	-0.00	0.00	-0.00
Suburb=Carnegie	-0.00	0.01	0.01	0.02	0.04	0.03	0.00	0.02	-0.00	0.04	0.00
Suburb=Caroline Springs	0.00	0.00	-0.00	-0.00	-0.00	-0.00	0.00	-0.00	-0.00	-0.00	0.00
Suburb=Caulfield	0.00	-0.00	0.00	-0.00	0.00	-0.00	0.00	-0.00	-0.00	-0.00	0.00
Suburb=Caulfield East	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Caulfield North	0.00	-0.00	0.01	0.01	0.01	0.01	0.00	0.01	-0.00	0.00	-0.00
Suburb=Caulfield South	-0.00	0.00	0.00	0.01	0.00	0.01	0.00	0.01	0.00	0.01	0.00
Suburb=Chadstone	0.01	0.00	0.00	-0.00	-0.00	0.01	-0.00	0.00	0.00	0.01	0.01
Suburb=Chelsea	0.00	-0.00	-0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.00
Suburb=Chelsea Heights	-0.00	-0.00	-0.00	-0.00	0.00	0.00	0.00	-0.00	-0.00	0.00	0.00
Suburb=Cheltenham	-0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Clarinda	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Clayton	0.00	0.00	-0.00	0.00	0.00	-0.00	0.00	-0.00	0.00	0.00	0.00

Segment 12	Segment 13	Segment 14	Segment 15	Segment 16	Segment 17	Segment 18	Segment 19	Segment 20
0.01	-0.00	0.00	0.00	0.01	0.00	0.00	-0.00	0.00
-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00
0.00	-0.00	0.00	0.00	0.00	0.00	0.00	-0.00	-0.00
0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00
-0.00	-0.00	0.00	0.01	0.01	0.01	0.00	-0.00	0.01
0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	-0.00	0.01	0.01	-0.00	0.02	0.02	-0.00	0.01
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
-0.00	0.00	-0.00	-0.00	-0.00	0.01	0.00	0.00	0.01
0.00	0.00	0.01	0.00	-0.00	0.00	0.00	-0.00	-0.00
0.00	0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00
0.00	-0.00	0.02	0.02	0.00	0.01	0.01	-0.00	0.01
-0.00	-0.00	0.00	-0.00	0.00	0.00	0.00	-0.00	0.00
-0.00	-0.00	0.01	-0.00	-0.00	-0.00	0.00	-0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.00
-0.00	-0.00	0.01	0.00	-0.00	0.00	0.00	-0.00	-0.00
0.00	0.00	0.01	0.00	0.00	0.00	0.01	0.00	0.01
-0.00	0.00	-0.00	0.00	0.01	-0.00	0.00	0.00	0.02
-0.00	0.01	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	-0.00	-0.00
0.00	0.04	0.00	0.01	0.01	0.01	0.00	0.00	0.01
0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00
-0.00	0.01	-0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00

Variable	Segment 1	Segment 2	Segment 3	Segment 4	Segment 5	Segment 6	Segment 7	Segment 8	Segment 9	Segment 10	Segment 11
Suburb=Clayton South	0.00	0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	-0.00
Suburb=Clifton Hill	0.00	-0.00	-0.00	0.01	0.00	0.01	0.04	0.01	-0.00	0.00	-0.00
Suburb=Coburg	0.01	0.01	0.01	0.00	-0.00	0.01	0.01	0.02	0.13	-0.00	-0.00
Suburb=Coburg North	-0.00	0.02	0.00	0.00	0.00	0.00	-0.00	0.01	-0.00	0.00	0.01
Suburb=Collingwood	0.03	0.00	0.00	0.00	0.01	0.02	0.03	0.00	0.00	0.00	-0.00
Suburb=Coolaroo	-0.00	0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Craigieburn	0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00	0.00	-0.00	-0.00	-0.00
Suburb=Cremorne	0.00	0.00	0.00	0.00	0.01	0.00	0.01	0.00	0.00	-0.00	0.00
Suburb=Croydon	0.00	-0.00	-0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00	0.00	0.00
Suburb=Croydon Hills	-0.00	0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	-0.00
Suburb=Croydon North	-0.00	0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	-0.00
Suburb=Dallas	0.00	-0.00	-0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.00
Suburb=Dandenong	0.00	-0.00	-0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.00
Suburb=Dandenong North	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Deepdene	-0.00	-0.00	-0.00	-0.00	0.00	0.00	0.00	-0.00	-0.00	0.00	0.00
Suburb=Deer Park	0.00	0.00	-0.00	-0.00	-0.00	-0.00	0.00	-0.00	-0.00	-0.00	0.01
Suburb=Delahey	-0.00	0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Derrimut	0.00	-0.00	-0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.00
Suburb=Diggers Rest	0.00	0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	-0.00
Suburb=Dingley Village	0.00	-0.00	-0.00	-0.00	0.00	0.00	-0.00	-0.00	-0.00	0.00	0.00
Suburb=Docklands	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Doncaster	0.00	0.00	0.01	-0.00	0.00	0.01	-0.00	0.00	-0.00	0.00	-0.00
Suburb=Doncaster East	0.00	0.00	0.01	-0.00	-0.00	0.00	-0.00	0.00	0.00	0.00	-0.00
Suburb=Donvale	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-0.00

Segment 12	Segment 13	Segment 14	Segment 15	Segment 16	Segment 17	Segment 18	Segment 19	Segment 20
0.00	0.02	-0.00	0.00	0.00	-0.00	-0.00	0.00	0.00
0.00	-0.00	0.00	0.00	-0.00	0.00	0.00	-0.00	0.00
-0.00	-0.00	0.00	0.04	-0.00	0.02	0.00	0.03	0.01
0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.01	0.02	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.10	0.00	-0.00	0.01	0.00	-0.00	-0.00	0.00	0.00
-0.00	-0.00	-0.00	0.00	0.00	-0.00	-0.00	0.00	0.00
0.00	0.04	0.00	0.00	0.01	0.00	0.00	-0.00	-0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00
-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00
0.03	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00
0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	-0.00	0.00	0.00	0.00	0.00	0.00	-0.00	0.00
-0.00	-0.00	0.00	-0.00	0.00	0.00	0.00	-0.00	-0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
-0.00	-0.00	-0.00	-0.00	0.01	-0.00	-0.00	-0.00	-0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.02	0.00	0.00	0.01	0.00	0.00	-0.00	-0.00
0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00
-0.00	0.07	0.00	-0.00	0.05	0.01	-0.00	-0.00	0.02
-0.00	0.02	-0.00	0.00	0.02	-0.00	-0.00	0.00	0.01
0.00	0.01	-0.00	0.00	0.00	-0.00	-0.00	0.00	0.00

Variable	Segment 1	Segment 2	Segment 3	Segment 4	Segment 5	Segment 6	Segment 7	Segment 8	Segment 9	Segment 10	Segment 11
Suburb=Eaglemont	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=East Melbourne	0.00	-0.00	-0.00	-0.00	0.01	0.01	0.00	-0.00	-0.00	0.00	0.00
Suburb=Edithvale	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Elsternwick	0.00	0.00	0.00	0.02	0.01	0.01	0.00	0.01	0.00	0.00	0.00
Suburb=Eltham	-0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Eltham North	0.00	0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	-0.00
Suburb=Elwood	0.02	0.00	0.00	0.02	0.05	0.02	0.01	0.01	-0.00	0.00	-0.00
Suburb=Epping	0.00	-0.00	-0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00
Suburb=Essendon	-0.00	0.02	0.01	0.03	0.03	0.03	0.01	0.06	0.02	0.02	0.00
Suburb=Essendon North	0.01	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.00	-0.00	0.00
Suburb=Essendon West	-0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00	0.00	-0.00	-0.00	0.01
Suburb=Fairfield	-0.00	0.01	0.00	0.01	0.01	0.00	0.01	0.00	0.00	0.00	0.00
Suburb=Fawkner	0.00	0.02	0.00	0.00	0.00	0.01	0.00	0.00	0.00	-0.00	0.04
Suburb=Ferntree Gully	-0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.00
Suburb=Fitzroy	0.03	0.00	0.00	0.01	0.01	0.00	0.01	0.00	0.00	0.00	0.00
Suburb=Fitzroy North	0.04	-0.00	0.00	0.03	0.00	0.00	0.05	-0.00	-0.00	-0.00	0.00
Suburb=Flemington	0.00	0.00	0.00	0.01	0.01	0.00	0.04	0.00	0.00	0.00	0.00
Suburb=Footscray	0.03	0.02	0.00	0.01	0.03	0.01	0.03	0.01	0.00	0.00	0.00
Suburb=Forest Hill	0.00	0.00	0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Gardenvale	0.00	-0.00	0.00	-0.00	0.00	-0.00	-0.00	0.00	-0.00	-0.00	0.00
Suburb=Gladstone Park	-0.00	0.00	0.00	-0.00	-0.00	0.00	-0.00	0.00	-0.00	0.00	0.01
Suburb=Glen Huntly	0.00	0.00	0.00	0.00	0.01	-0.00	0.00	-0.00	-0.00	-0.00	0.00
Suburb=Glen Iris	0.01	0.00	0.06	0.03	0.01	0.01	0.01	0.03	0.02	0.04	-0.00
Suburb=Glen Waverley	-0.00	0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00

Segment 12	Segment 13	Segment 14	Segment 15	Segment 16	Segment 17	Segment 18	Segment 19	Segment 20
-0.00	0.00	-0.00	-0.00	0.00	-0.00	-0.00	0.00	0.00
0.00	-0.00	0.00	0.00	-0.00	0.00	0.00	-0.00	-0.00
0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.01	0.00	0.00	0.00	0.01	0.00	0.01
0.00	0.02	0.00	0.00	0.01	0.00	0.00	0.00	0.00
0.00	0.01	-0.00	0.00	0.01	-0.00	-0.00	0.00	0.00
-0.00	-0.00	0.03	0.01	-0.00	-0.00	-0.00	0.00	0.01
0.11	-0.00	0.00	0.00	0.01	-0.00	-0.00	-0.00	-0.00
-0.00	-0.00	0.05	0.02	0.00	0.02	0.02	-0.00	0.01
-0.00	0.00	-0.00	0.00	0.00	-0.00	0.00	0.00	0.00
-0.00	-0.00	0.00	-0.00	0.00	-0.00	0.00	-0.00	0.01
0.00	0.00	0.01	0.00	0.00	0.00	0.01	0.00	0.00
-0.00	0.00	-0.00	0.01	0.01	0.01	0.01	0.00	0.01
0.00	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.01	0.01	0.00	0.00	0.00	0.00	0.00
-0.00	-0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00
-0.00	-0.00	0.01	0.00	0.00	-0.00	-0.00	-0.00	0.01
0.00	0.00	0.01	0.00	0.00	-0.00	0.00	0.00	0.00
-0.00	-0.00	0.01	0.00	0.01	-0.00	-0.00	-0.00	0.01
0.00	0.00	0.01	0.00	0.01	0.00	0.01	0.00	0.01
-0.00	0.01	-0.00	-0.00	0.01	-0.00	0.00	0.00	0.00
-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00
0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.00
-0.00	-0.00	-0.00	0.01	0.00	-0.00	-0.00	-0.00	-0.00
-0.00	-0.00	0.02	0.02	-0.00	0.05	0.01	0.02	0.02
0.03	0.02	0.00	0.00	0.01	0.00	0.00	0.01	0.00

Variable	Segment 1	Segment 2	Segment 3	Segment 4	Segment 5	Segment 6	Segment 7	Segment 8	Segment 9	Segment 10	Segment 11
Suburb=Glenroy	0.01	0.09	-0.00	-0.00	0.01	0.01	-0.00	-0.00	0.00	0.00	0.02
Suburb=Gowanbrae	-0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01
Suburb=Greensborough	-0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Greenvale	0.00	-0.00	-0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.00
Suburb=Hadfield	0.00	0.02	-0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00	0.00	0.02
Suburb=Hampton	0.02	0.00	0.03	0.01	0.01	0.01	0.00	0.00	0.00	0.06	0.00
Suburb=Hampton East	0.00	0.00	-0.00	-0.00	0.00	0.00	-0.00	-0.00	-0.00	0.01	0.00
Suburb=Hawthorn	0.05	-0.00	0.01	0.03	0.00	0.02	0.02	0.02	0.01	0.00	0.00
Suburb=Hawthorn East	0.01	0.00	0.02	0.02	0.02	0.01	0.01	0.01	0.00	0.02	0.00
Suburb=Heathmont	0.00	-0.00	-0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.00
Suburb=Heidelberg	0.01	0.00	-0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.01
Suburb=Heidelberg Heigh	0.00	0.01	-0.00	-0.00	0.00	0.00	-0.00	0.00	-0.00	0.00	0.03
Suburb=Heidelberg West	-0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03
Suburb=Highett	-0.00	0.00	0.00	0.00	0.00	0.00	-0.00	-0.00	-0.00	0.03	0.00
Suburb=Hillside	0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.00
Suburb=Hoppers Crossing	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Hughesdale	0.00	0.01	0.00	0.00	0.00	0.00	-0.00	-0.00	-0.00	0.01	0.00
Suburb=Huntingdale	0.00	0.00	-0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.00
Suburb=Ivanhoe	-0.00	0.01	0.03	0.01	0.01	0.01	0.00	0.01	-0.00	0.01	0.00
Suburb=Ivanhoe East	-0.00	0.00	0.01	0.00	0.00	-0.00	0.00	0.00	0.00	-0.00	0.00
Suburb=Jacana	0.00	0.00	0.00	0.00	0.00	-0.00	0.00	0.00	0.00	-0.00	0.01
Suburb=Kealba	0.00	0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.01
Suburb=Keilor	0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.01
Suburb=Keilor Downs	0.00	0.01	-0.00	0.00	0.00	-0.00	0.00	-0.00	-0.00	-0.00	0.00

Segment 12	Segment 13	Segment 14	Segment 15	Segment 16	Segment 17	Segment 18	Segment 19	Segment 20
0.01	-0.00	0.00	0.03	0.01	0.01	0.02	-0.00	0.02
0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.00
0.01	0.01	-0.00	-0.00	0.01	-0.00	-0.00	0.00	0.00
-0.00	0.01	-0.00	-0.00	0.01	-0.00	-0.00	-0.00	-0.00
-0.00	-0.00	0.00	0.01	0.01	-0.00	0.01	-0.00	0.01
-0.00	0.00	0.00	0.01	0.00	0.03	0.01	0.00	0.02
0.00	-0.00	0.00	0.01	0.00	0.00	0.00	-0.00	0.00
-0.00	-0.00	0.05	-0.00	-0.00	0.01	-0.00	0.13	0.01
0.00	0.00	0.03	0.00	-0.00	0.00	0.01	0.00	0.02
-0.00	0.02	-0.00	-0.00	0.00	-0.00	-0.00	-0.00	0.00
-0.00	-0.00	0.00	0.02	0.01	0.00	-0.00	0.00	0.01
0.00	-0.00	0.02	0.01	0.01	0.01	0.04	-0.00	0.01
0.00	0.00	0.00	0.00	0.00	-0.00	0.04	0.00	0.00
0.00	-0.00	0.00	0.00	0.01	0.00	0.00	-0.00	0.01
-0.00	0.01	-0.00	-0.00	0.01	-0.00	-0.00	-0.00	-0.00
0.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
-0.00	-0.00	0.00	-0.00	0.00	0.01	0.01	-0.00	0.01
-0.00	-0.00	-0.00	-0.00	0.00	-0.00	-0.00	0.00	-0.00
0.00	-0.00	0.01	0.02	0.01	0.01	0.01	-0.00	0.01
-0.00	0.00	0.00	-0.00	0.00	0.00	0.01	0.00	0.00
-0.00	-0.00	-0.00	0.00	0.00	-0.00	-0.00	0.00	0.00
-0.00	-0.00	-0.00	-0.00	0.01	-0.00	-0.00	-0.00	-0.00
-0.00	-0.00	0.00	-0.00	0.00	0.00	0.00	-0.00	-0.00
-0.00	-0.00	-0.00	-0.00	0.01	-0.00	-0.00	-0.00	-0.00

Variable	Segment 1	Segment 2	Segment 3	Segment 4	Segment 5	Segment 6	Segment 7	Segment 8	Segment 9	Segment 10	Segment 11
Suburb=Middle Park	0.00	-0.00	0.00	0.02	0.00	-0.00	0.01	0.00	-0.00	0.00	0.00
Suburb=Mill Park	-0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Mitcham	-0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-0.00	0.00
Suburb=Mont Albert	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Montmorency	0.00	0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.00
Suburb=Moonee Ponds	-0.00	0.01	0.01	0.04	0.01	0.01	0.02	0.03	0.00	0.00	0.00
Suburb=Moorabbin	-0.00	0.01	0.00	-0.00	0.00	0.00	-0.00	0.00	0.00	0.01	0.01
Suburb=Mordialloc	0.00	-0.00	-0.00	-0.00	0.00	0.00	-0.00	-0.00	0.00	0.00	0.00
Suburb=Mount Waverley	-0.00	-0.00	0.01	-0.00	-0.00	0.00	-0.00	0.00	-0.00	0.01	-0.00
Suburb=Mulgrave	-0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Murrumbeena	0.02	0.01	0.01	0.01	0.02	0.01	-0.00	0.01	-0.00	0.02	0.00
Suburb=Newport	0.00	0.04	0.00	0.01	0.01	0.00	0.02	0.04	0.00	0.01	0.01
Suburb=Niddrie	0.00	0.01	0.00	0.00	0.00	0.01	0.00	0.01	0.00	0.00	0.03
Suburb=Noble Park	0.00	0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=North Melbourne	0.01	0.00	0.00	0.01	0.02	0.02	0.02	0.00	0.00	0.00	0.00
Suburb=North Warrandyte	-0.00	-0.00	-0.00	-0.00	0.00	0.00	0.00	-0.00	-0.00	0.00	0.00
Suburb=Northcote	0.00	0.00	0.01	0.02	0.00	0.01	0.02	0.01	0.13	-0.00	0.00
Suburb=Notting Hill	-0.00	0.00	-0.00	-0.00	0.00	-0.00	0.00	-0.00	-0.00	0.00	0.00
Suburb=Nunawading	-0.00	-0.00	0.00	-0.00	0.00	0.00	-0.00	0.00	-0.00	0.00	-0.00
Suburb=Oak Park	-0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.02
Suburb=Oakleigh	0.00	0.00	0.01	-0.00	-0.00	-0.00	0.00	0.00	-0.00	0.02	0.01
Suburb=Oakleigh East	0.00	0.00	-0.00	-0.00	0.00	-0.00	-0.00	0.00	-0.00	0.00	0.00
Suburb=Oakleigh South	0.00	0.01	-0.00	-0.00	0.00	0.00	-0.00	-0.00	0.00	0.00	0.00
Suburb=Ormond	0.00	0.00	0.02	0.00	0.02	0.02	-0.00	0.00	-0.00	0.02	0.00

Segment 12	Segment 13	Segment 14	Segment 15	Segment 16	Segment 17	Segment 18	Segment 19	Segment 20
-0.00	-0.00	0.00	0.00	-0.00	0.00	0.00	-0.00	-0.00
0.08	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.00
0.00	0.03	-0.00	-0.00	0.01	-0.00	0.01	0.00	0.01
0.00	0.00	0.01	0.01	0.00	0.00	0.00	0.00	0.00
-0.00	0.02	-0.00	-0.00	0.00	-0.00	-0.00	-0.00	0.00
0.00	0.00	0.03	0.01	0.00	0.03	0.04	0.00	0.01
0.00	0.00	0.00	0.00	0.01	0.01	0.00	0.00	0.01
0.00	0.01	0.00	0.00	0.01	0.00	0.00	-0.00	0.00
0.00	0.04	0.00	0.00	0.01	0.01	0.00	0.01	0.01
0.00	0.03	0.00	0.00	0.01	0.00	0.00	0.00	0.00
-0.00	-0.00	0.00	0.01	0.00	0.00	0.01	-0.00	0.01
-0.00	0.00	-0.00	-0.00	0.00	0.02	0.02	0.00	0.02
0.00	0.00	0.00	0.00	0.01	0.00	0.02	0.00	0.01
0.03	0.00	-0.00	0.00	0.00	-0.00	-0.00	0.00	0.00
0.00	0.00	0.03	0.02	0.00	0.00	0.00	0.00	0.01
0.00	-0.00	0.00	0.00	0.00	0.00	0.00	-0.00	-0.00
-0.00	-0.00	0.02	0.01	-0.00	0.02	-0.00	0.05	0.00
0.00	-0.00	0.00	0.00	0.00	0.00	0.00	-0.00	-0.00
0.00	0.01	0.00	0.00	0.01	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.02	0.01	0.02	0.01	0.00	0.00
-0.00	0.00	-0.00	-0.00	0.01	0.01	0.01	0.00	0.00
-0.00	-0.00	0.00	-0.00	0.00	0.00	0.00	-0.00	0.00
0.00	0.06	0.00	0.00	0.01	0.01	0.00	-0.00	0.00
-0.00	-0.00	0.01	-0.00	-0.00	0.01	0.02	-0.00	0.00

Variable	Segment 1	Segment 2	Segment 3	Segment 4	Segment 5	Segment 6	Segment 7	Segment 8	Segment 9	Segment 10	Segment 11
Suburb=Parkdale	-0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Parkville	0.01	-0.00	-0.00	0.01	0.01	0.01	0.00	0.00	-0.00	0.00	0.00
Suburb=Pascoe Vale	-0.00	0.06	0.00	0.00	0.02	0.01	0.01	0.01	0.00	0.01	0.02
Suburb=Plumpton	0.00	0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	-0.00
Suburb=Point Cook	0.00	-0.00	-0.00	0.00	0.00	-0.00	0.00	-0.00	-0.00	0.00	0.00
Suburb=Port Melbourne	0.04	-0.00	0.01	0.03	0.01	0.07	0.04	0.01	0.00	0.00	-0.00
Suburb=Prahran	0.03	0.00	0.00	0.02	0.02	0.03	0.04	0.01	0.00	0.00	0.00
Suburb=Preston	0.01	0.00	0.00	0.00	0.00	0.01	0.00	0.01	0.24	0.01	0.00
Suburb=Princes Hill	0.00	-0.00	-0.00	0.00	0.00	-0.00	0.00	-0.00	-0.00	-0.00	0.00
Suburb=Richmond	0.10	0.00	-0.00	0.00	-0.00	0.02	0.02	0.01	0.17	-0.00	-0.00
Suburb=Ringwood	0.00	-0.00	-0.00	-0.00	0.00	0.00	-0.00	-0.00	0.00	0.00	0.00
Suburb=Ringwood East	0.00	0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Ringwood North	0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.00
Suburb=Ripponlea	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Rockbank	0.00	0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Rosanna	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.01	0.00	0.00	0.02
Suburb=Rowville	0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.00
Suburb=Roxburgh Park	0.00	-0.00	-0.00	0.00	0.00	-0.00	0.00	-0.00	-0.00	-0.00	0.00
Suburb=Sandringham	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	-0.00	0.00
Suburb=Scoresby	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Seabrook	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Seaholme	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Seddon	0.00	0.00	0.00	0.01	0.00	0.00	0.03	0.02	0.00	-0.00	0.00
Suburb=South Kingsville	0.00	0.00	-0.00	-0.00	0.00	0.00	-0.00	-0.00	-0.00	0.00	0.01

Segment 12	Segment 13	Segment 14	Segment 15	Segment 16	Segment 17	Segment 18	Segment 19	Segment 20
0.00	0.02	0.00	0.00	0.01	0.00	0.00	0.00	0.00
0.00	-0.00	0.00	0.00	-0.00	0.00	0.00	-0.00	-0.00
-0.00	0.00	0.01	0.04	0.01	0.01	0.03	0.00	0.02
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.03	-0.00	-0.00	-0.00	-0.00	0.00	-0.00	-0.00	-0.00
0.00	-0.00	0.03	0.00	-0.00	0.00	0.01	0.01	0.01
0.00	0.00	0.03	0.01	0.00	-0.00	0.01	0.00	0.01
0.00	0.00	0.00	0.01	0.00	0.01	0.00	0.03	0.01
-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00
-0.00	-0.00	-0.00	0.02	0.00	0.00	-0.00	0.12	0.01
0.00	0.03	0.00	0.00	0.00	0.00	0.00	-0.00	-0.00
0.00	0.02	-0.00	0.00	0.00	-0.00	-0.00	0.00	0.00
-0.00	0.01	0.00	-0.00	0.01	0.00	0.00	-0.00	-0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.01	0.01	0.01	0.02	0.00	0.00
0.02	-0.00	0.00	-0.00	0.00	0.00	0.00	-0.00	-0.00
0.03	-0.00	-0.00	-0.00	-0.00	0.00	-0.00	-0.00	-0.00
-0.00	-0.00	0.00	-0.00	0.01	-0.00	-0.00	0.00	0.00
0.00	0.01	0.00	0.00	0.01	0.00	0.00	0.00	0.00
0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00
-0.00	-0.00	0.00	0.01	0.00	0.00	0.03	-0.00	-0.00
0.00	-0.00	0.00	0.01	-0.00	0.00	0.00	-0.00	0.01

Variable	Segment 1	Segment 2	Segment 3	Segment 4	Segment 5	Segment 6	Segment 7	Segment 8	Segment 9	Segment 10	Segment 11
Suburb=South Melbourne	-0.00	0.00	0.00	0.03	0.00	0.03	0.02	0.01	0.00	0.00	0.00
Suburb=South Morang	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=South Yarra	0.03	0.00	0.00	0.02	-0.00	0.02	0.01	0.00	0.03	0.00	-0.00
Suburb=Southbank	0.06	0.00	0.00	-0.00	-0.00	0.03	0.00	0.00	0.00	-0.00	-0.00
Suburb=Spotswood	0.00	0.00	0.00	0.00	0.00	-0.00	0.01	0.00	0.00	-0.00	0.01
Suburb=Springvale	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Springvale South	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=St Albans	-0.00	0.00	0.00	0.00	0.00	-0.00	0.00	0.00	0.00	-0.00	0.00
Suburb=St Helena	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=St Kilda	0.04	0.00	0.00	0.01	0.00	0.01	0.01	0.01	0.02	0.00	0.00
Suburb=Strathmore	0.00	0.01	0.01	0.00	0.00	0.00	0.00	0.02	0.00	0.00	0.02
Suburb=Strathmore Heigh	0.00	-0.00	-0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.00
Suburb=Sunshine	-0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.05
Suburb=Sunshine North	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03
Suburb=Sunshine West	-0.00	0.01	-0.00	-0.00	0.00	0.00	-0.00	0.00	-0.00	-0.00	0.04
Suburb=Surrey Hills	0.00	0.00	0.05	0.02	0.02	0.01	0.00	0.02	-0.00	0.02	0.00
Suburb=Sydenham	-0.00	0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Tarneit	0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.00
Suburb=Taylors Hill	-0.00	0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Taylors Lakes	-0.00	0.00	-0.00	-0.00	-0.00	0.00	0.00	-0.00	0.00	-0.00	0.01
Suburb=Templestowe	0.00	-0.00	0.01	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.00	-0.00
Suburb=Templestowe Lowe	0.00	0.00	0.00	0.00	-0.00	-0.00	0.00	0.00	0.00	0.00	0.00
Suburb=The Basin	-0.00	0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	-0.00
Suburb=Thomastown	-0.00	0.01	-0.00	-0.00	0.00	0.00	-0.00	-0.00	-0.00	0.00	0.00

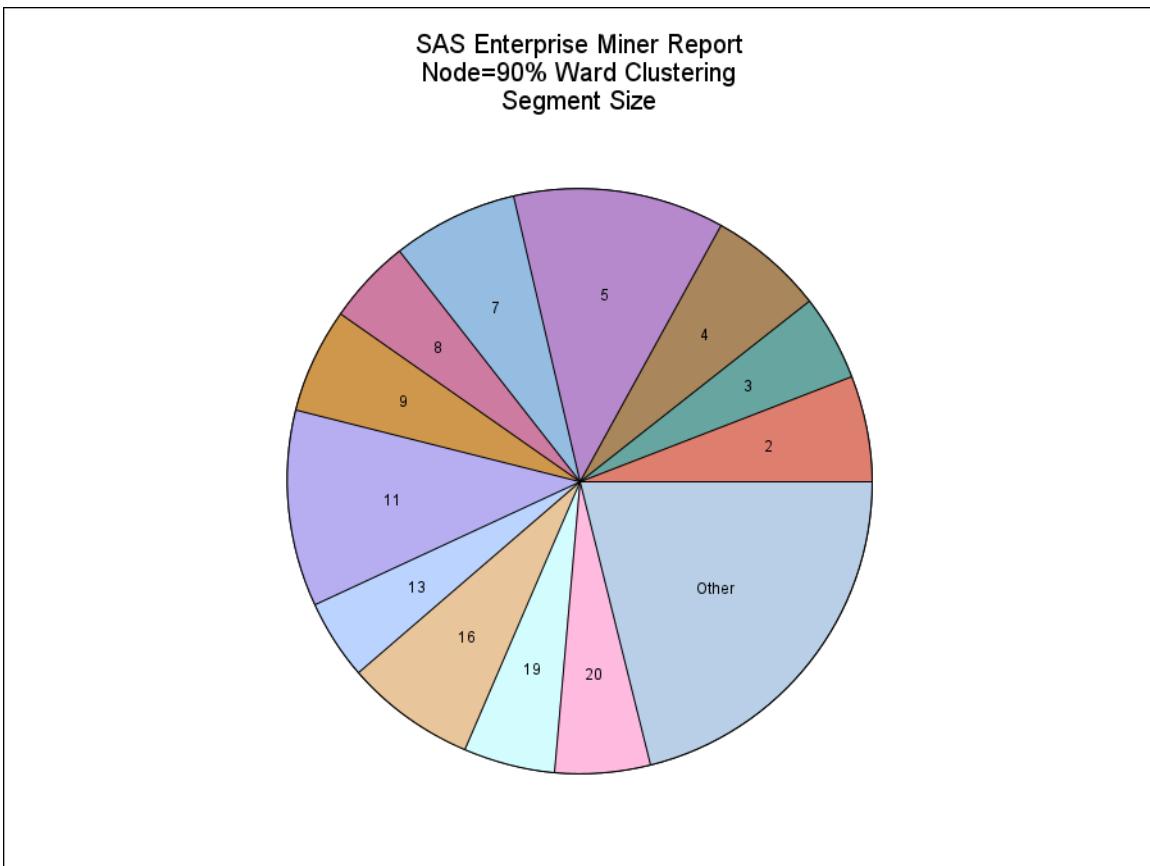
Segment 12	Segment 13	Segment 14	Segment 15	Segment 16	Segment 17	Segment 18	Segment 19	Segment 20
0.00	0.00	0.03	0.01	0.00	-0.00	0.00	0.00	0.00
0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.21	0.01
-0.00	0.00	0.02	-0.00	-0.00	-0.00	-0.00	0.02	0.00
-0.00	-0.00	-0.00	-0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.04	0.00	-0.00	0.00	0.00	-0.00	0.00	0.00	0.00
0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.16	0.00
-0.00	-0.00	-0.00	-0.00	0.01	0.01	0.01	-0.00	0.01
-0.00	-0.00	-0.00	-0.00	0.01	-0.00	-0.00	-0.00	-0.00
0.00	0.00	0.00	0.01	0.01	0.00	0.04	0.00	0.00
0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.00
-0.00	-0.00	-0.00	-0.00	0.01	0.01	-0.00	-0.00	0.01
-0.00	-0.00	0.01	0.01	0.00	0.01	0.00	-0.00	0.01
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.03	-0.00	0.00	-0.00	0.00	0.00	0.00	-0.00	-0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	-0.00	0.00	0.00	0.01	0.00	0.00	-0.00	0.00
-0.00	0.00	-0.00	-0.00	0.01	-0.00	-0.00	-0.00	0.00
-0.00	0.07	-0.00	0.01	0.04	0.02	-0.00	0.00	0.01
0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.05	-0.00	0.00	0.00	-0.00	0.00	0.00	-0.00	-0.00

Variable	Segment 1	Segment 2	Segment 3	Segment 4	Segment 5	Segment 6	Segment 7	Segment 8	Segment 9	Segment 10	Segment 11
Suburb=Thornbury	0.01	0.00	-0.00	0.01	0.02	0.01	0.03	0.02	0.05	-0.00	-0.00
Suburb=Toorak	0.02	-0.00	0.01	0.01	0.03	0.03	0.01	0.00	-0.00	0.00	0.00
Suburb=Travancore	-0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-0.00
Suburb=Truganina	0.00	-0.00	-0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.00
Suburb=Tullamarine	0.00	0.00	-0.00	0.00	0.00	-0.00	0.00	-0.00	0.00	-0.00	0.00
Suburb=Vermont	0.00	-0.00	-0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.00
Suburb=Vermont South	0.00	0.00	-0.00	0.00	0.00	-0.00	0.00	-0.00	0.00	-0.00	0.00
Suburb=Viewbank	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01
Suburb=Wantirna	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Wantirna South	0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00
Suburb=Warrandyte	0.01	-0.00	-0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.00
Suburb=Waterways	0.00	0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	-0.00
Suburb=Watsonia	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03
Suburb=Watsonia North	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Werribee	-0.00	-0.00	0.00	-0.00	-0.00	0.00	-0.00	0.00	-0.00	0.00	-0.00
Suburb=West Footscray	0.01	0.04	0.00	0.00	0.01	0.00	0.00	0.02	0.00	0.01	0.01
Suburb=West Melbourne	-0.00	0.00	0.00	0.01	0.01	0.01	0.01	0.00	0.00	0.00	-0.00
Suburb=Westmeadows	0.00	0.00	-0.00	0.00	0.00	-0.00	0.00	-0.00	-0.00	-0.00	0.01
Suburb=Wheelers Hill	-0.00	-0.00	-0.00	-0.00	0.00	0.00	-0.00	-0.00	-0.00	0.00	0.00
Suburb=Williams Landing	-0.00	-0.00	-0.00	-0.00	0.00	-0.00	0.00	-0.00	-0.00	0.00	0.00
Suburb=Williamstown	0.00	0.01	0.02	0.02	0.01	0.00	0.01	0.05	0.00	0.00	0.00
Suburb=Williamstown Nor	0.00	0.00	-0.00	-0.00	0.00	0.00	-0.00	0.00	-0.00	0.00	0.00
Suburb=Windsor	-0.00	0.00	0.00	0.01	0.02	0.01	0.01	0.00	0.00	0.00	-0.00
Suburb=Wollert	0.00	-0.00	-0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.00

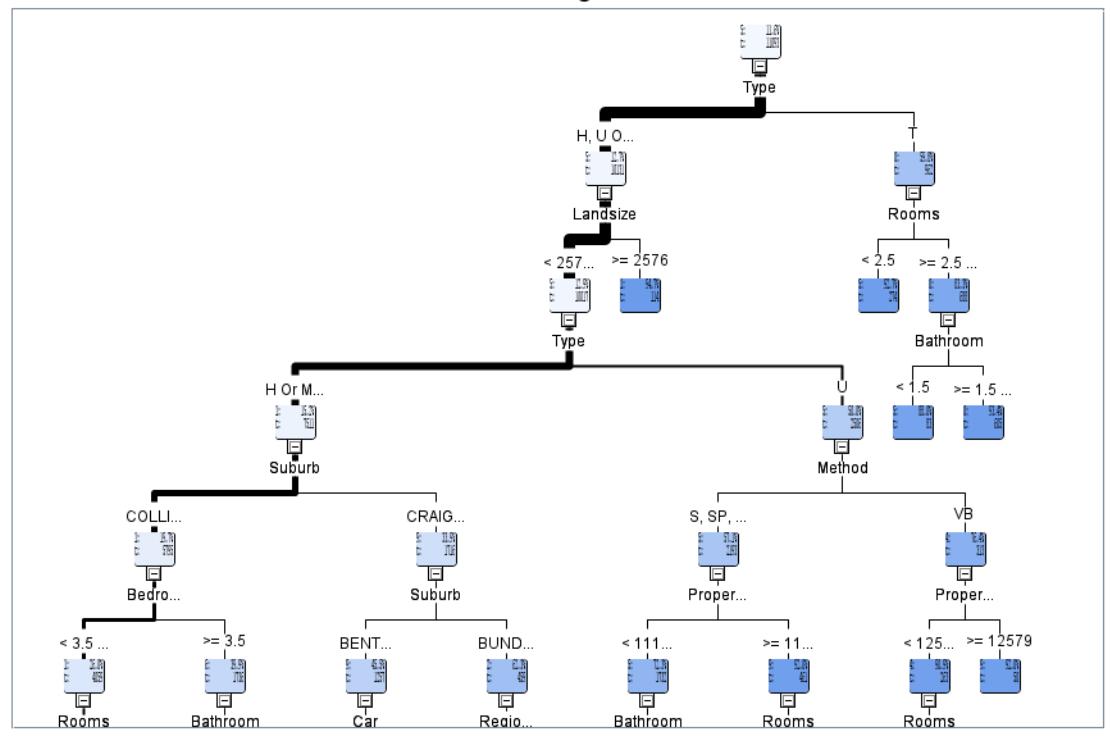
Segment 12	Segment 13	Segment 14	Segment 15	Segment 16	Segment 17	Segment 18	Segment 19	Segment 20
-0.00	-0.00	0.01	0.01	-0.00	0.01	0.01	-0.00	0.01
-0.00	-0.00	0.01	0.00	0.00	0.00	-0.00	-0.00	0.01
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.01	-0.00	-0.00	0.00	0.00	-0.00	-0.00	-0.00	-0.00
-0.00	-0.00	-0.00	0.00	0.00	-0.00	-0.00	-0.00	0.00
-0.00	0.00	-0.00	-0.00	0.01	0.00	-0.00	-0.00	0.01
-0.00	0.00	-0.00	-0.00	0.01	-0.00	-0.00	-0.00	-0.00
0.00	0.01	0.00	0.00	0.02	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.00
-0.00	0.01	-0.00	0.00	0.01	0.00	-0.00	-0.00	-0.00
-0.00	0.00	-0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.00
0.13	0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.01	0.02	0.00	0.01	0.03	0.00	0.00
0.00	0.00	-0.00	0.01	0.00	-0.00	-0.00	0.00	0.01
-0.00	-0.00	-0.00	0.00	0.00	-0.00	-0.00	-0.00	-0.00
0.00	0.01	0.00	0.00	0.02	0.01	0.00	-0.00	-0.00
0.00	-0.00	0.00	0.00	0.00	0.00	0.00	-0.00	-0.00
0.00	0.00	0.00	0.01	-0.00	0.01	0.02	0.00	0.01
0.00	-0.00	0.00	0.00	-0.00	0.01	0.00	-0.00	0.00
0.00	0.00	0.03	0.00	0.00	0.00	0.01	0.00	0.00
0.01	-0.00	0.00	0.00	0.01	0.00	0.00	-0.00	0.00

Variable	Segment 1	Segment 2	Segment 3	Segment 4	Segment 5	Segment 6	Segment 7	Segment 8	Segment 9	Segment 10	Segment 11
Suburb=Wyndham Vale	0.00	0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	-0.00
Suburb=Yallambie	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.01
Suburb=Yarraville	0.00	0.04	0.00	0.02	0.01	0.01	0.03	0.04	0.00	-0.00	0.01
Type=h	0.13	0.99	0.99	0.99	0.03	0.19	0.98	0.99	0.97	0.98	0.96
Type=t	0.05	-0.00	0.01	0.00	0.00	-0.00	0.00	0.00	0.01	0.01	0.00
Type=u	0.82	0.01	0.00	0.01	0.97	0.81	0.02	0.01	0.02	0.02	0.04

Segment 12	Segment 13	Segment 14	Segment 15	Segment 16	Segment 17	Segment 18	Segment 19	Segment 20
0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
-0.00	-0.00	-0.00	-0.00	0.01	0.00	-0.00	-0.00	-0.00
0.00	0.00	0.01	0.01	0.00	0.01	0.04	0.00	0.01
0.95	0.86	0.11	-0.00	0.99	0.98	0.99	0.04	-0.00
0.01	0.02	0.01	1.00	0.00	0.02	0.00	0.01	1.00
0.04	0.12	0.88	0.00	0.01	0.01	0.00	0.95	0.00



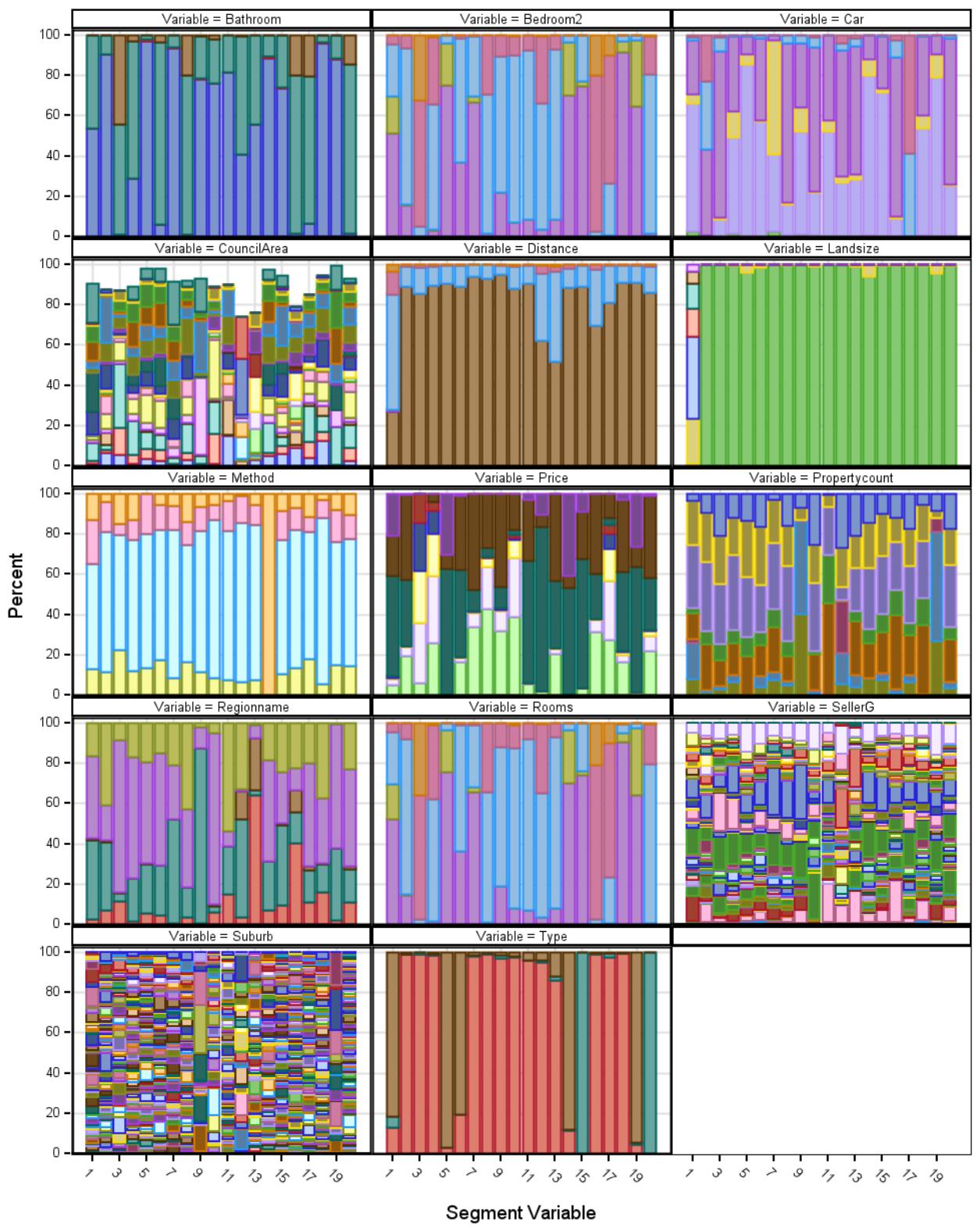
SAS Enterprise Miner Report
Node=90% Ward Clustering
Tree Diagram



SAS Enterprise Miner Report

Node=90% Ward Clustering

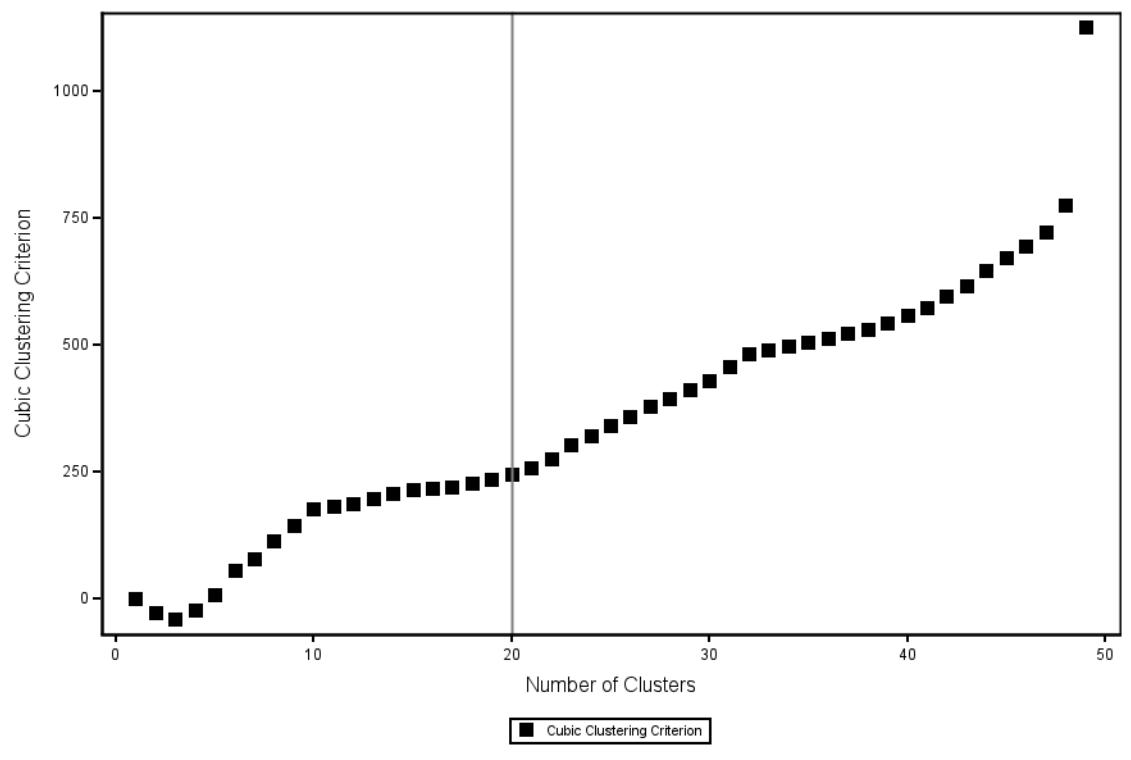
Segment Plot



SAS Enterprise Miner Report

Node=90% Ward Clustering

CCC Plot



SAS Enterprise Miner Report

Node=Average Clustering Summary

Node id = Clus4
 Node label = Average Clustering
 Meta path = Ids3 => Filter => Clus4
 Notes =

Node=Average Clustering Properties

Property	Value	Default	Property	Value	Default	Property	Value	Default
Component	Cluster		FinalMaxNum	20		MissingNominal	DEFAULT	
AutomaticMaxNum	50		HideVariable	Y		MissingOrdinal	DEFAULT	
AutomaticMethod	AVERAGE	WARD	ImputationMethod	NONE		NominalEncoding	GLM	
AutomaticMinNum	2		Initial	DEFAULT		NumberClusterMethod	USER	AUTOMATIC
Bins	100		Learn	.		OrdinalEncoding	RANK	
CCCCutOff	3		LearnFinal	0.02		Radius	0	
ClusterGraphs	Y		LearnInitial	0.5		Stdize	STD	
Clusvar	_SEGMENT_		LearnSteps	1000		Summary	N	
ClusvarLabel	Segment Variable		MaxC	6	10	TrainDefaults	Y	
ClusvarRole	SEGMENT		MaxIter	10		TreeProfile	Y	
DistancePlot	Y		MaxSteps	1200		XConv	0.0001	
Drift	N		MissingInterval	DEFAULT				

Node=Average Clustering Variable Summary

Role	Level	Frequency Count	Name
INPUT	INTERVAL	10	Bathroom Bedroom2 BuildingArea Car Distance Landsize Price Propertycount Rooms YearBuilt
INPUT	NOMINAL	6	CouncilArea Method Regionname SellerG Suburb Type

Node=Average Clustering Mean Statistics

Variable	Segment 1	Segment 2	Segment 3	Segment 4	Segment 5	Segment 6
Clustering Criterion	0.14	0.14	0.14	0.14	0.14	0.14
Maximum Relative Change in Cluster Seeds	0.00	0.00	0.00	0.00	0.00	0.00
Improvement in Clustering Criterion
Frequency of Cluster	172.00	2583.00	1292.00	2245.00	3183.00	2851.00
Root-Mean-Square Standard Deviation	0.20	0.13	0.17	0.15	0.15	0.13
Maximum Distance from Cluster Seed	16.07	9.24	21.86	9.96	10.21	8.09
Nearest Cluster	6.00	5.00	4.00	5.00	4.00	2.00
Distance to Nearest Cluster	6.71	3.03	6.38	2.75	2.75	3.07
Bathroom	1.44	1.23	1.03	2.25	1.68	1.11
Bedroom2	2.09	2.65	2.94	3.95	3.16	1.83
BuildingArea	85.28	120.08	672.66	218.23	137.96	76.49
Car	1.24	0.95	1.99	2.13	1.82	1.06
Distance	5.33	6.06	11.51	10.18	13.63	7.22
Landsize	4056.72	326.52	596.37	598.30	466.64	195.16

Variable	Segment 1	Segment 2	Segment 3	Segment 4	Segment 5	Segment 6
Price	709525.81	1251437.65	987978.08	1684418.57	850160.36	583264.48
Propertycount	7817.34	7946.62	5812.03	6872.01	6160.48	7825.98
Rooms	2.10	2.69	2.96	3.99	3.17	1.83
YearBuilt	1994.21	1918.14	1957.46	1959.67	1982.16	1980.94
CouncilArea=Banyule	0.01	0.02	0.10	0.05	0.08	0.04
CouncilArea=Bayside	0.01	0.02	0.03	0.09	0.03	0.03
CouncilArea=Boroondara	0.11	0.08	0.04	0.21	0.03	0.11
CouncilArea=Brimbank	0.01	0.01	0.11	0.01	0.08	0.01
CouncilArea=Darebin	0.01	0.13	0.04	0.03	0.02	0.05
CouncilArea=Glen Eira	0.01	0.03	0.09	0.10	0.07	0.09
CouncilArea=Greater Dandenong	0.00	-0.00	0.00	0.00	0.02	0.00
CouncilArea=Hobsons Bay	-0.00	0.03	0.07	0.03	0.05	0.02
CouncilArea=Hume	-0.00	0.00	0.02	0.00	0.04	0.00
CouncilArea=Kingston	0.01	0.00	0.02	0.01	0.05	0.01
CouncilArea=Knox	-0.00	0.00	0.00	0.01	0.02	0.00
CouncilArea=Manningham	0.01	0.00	0.04	0.06	0.04	0.00
CouncilArea=Maribyrnong	0.09	0.09	0.06	0.03	0.06	0.06
CouncilArea=Maroondah	-0.00	0.00	0.00	0.00	0.02	0.00
CouncilArea=Melbourne	0.26	0.06	0.00	0.01	0.00	0.09
CouncilArea=Melton	-0.00	-0.00	0.00	0.00	0.01	-0.00
CouncilArea=Monash	0.00	0.01	0.05	0.04	0.05	0.01
CouncilArea=Moonee Valley	0.02	0.09	0.10	0.09	0.10	0.07
CouncilArea=Moreland	0.03	0.13	0.14	0.06	0.11	0.09
CouncilArea=Nillumbik	0.00	0.00	0.00	0.00	0.01	0.00
CouncilArea=Port Phillip	0.14	0.08	0.00	0.03	0.01	0.11
CouncilArea=Stonnington	0.08	0.07	0.01	0.06	0.01	0.12
CouncilArea=Unavailable	0.00	-0.00	0.00	-0.00	-0.00	-0.00
CouncilArea=Whitehorse	0.01	0.01	0.04	0.04	0.04	0.02
CouncilArea=Whittlesea	0.00	0.00	0.02	0.01	0.04	0.00
CouncilArea=Wyndham	0.01	0.00	0.01	0.00	0.02	0.00
CouncilArea=Yarra	0.19	0.15	0.00	0.02	0.01	0.07
Method=PI	0.12	0.10	0.07	0.17	0.11	0.12
Method=S	0.50	0.71	0.78	0.62	0.70	0.59
Method=SP	0.22	0.12	0.10	0.09	0.14	0.16
Method=VB	0.16	0.08	0.05	0.12	0.05	0.12
Regionname=Eastern Metropolitan	0.03	0.02	0.15	0.17	0.19	0.05
Regionname=Northern Metropolitan	0.42	0.47	0.25	0.13	0.23	0.29
Regionname=South-Eastern Metropole	0.01	0.00	0.02	0.02	0.07	0.01
Regionname=Southern Metropolitan	0.42	0.31	0.23	0.52	0.19	0.50
Regionname=Western Metropolitan	0.12	0.20	0.36	0.16	0.32	0.15
SellerG=@Realty	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=ASL	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Abercromby's	-0.00	0.00	-0.00	0.00	0.00	0.00
SellerG=Ace	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Alexkarbon	0.01	0.00	0.00	0.00	0.00	0.00
SellerG=Allens	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Anderson	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Appleby	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Area	-0.00	-0.00	0.00	-0.00	0.00	-0.00
SellerG=Ascend	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Assisi	-0.00	-0.00	0.00	-0.00	0.00	-0.00
SellerG=Australian	-0.00	0.00	0.00	0.00	0.00	0.00

Variable	Segment 1	Segment 2	Segment 3	Segment 4	Segment 5	Segment 6
SellerG=Barlow	-0.00	0.00	0.01	-0.00	0.00	0.00
SellerG=Barry	0.01	0.03	0.12	0.07	0.12	0.03
SellerG=Bayside	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Bekdon	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Beller	0.01	0.00	-0.00	-0.00	0.00	0.00
SellerG=Bells	-0.00	0.00	0.01	-0.00	0.01	0.00
SellerG=Besser	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Better	-0.00	-0.00	0.00	-0.00	-0.00	0.00
SellerG=Biggin	0.11	0.05	0.02	0.02	0.02	0.04
SellerG=Blue	-0.00	0.00	0.00	-0.00	-0.00	-0.00
SellerG=Boutique	-0.00	-0.00	0.00	-0.00	0.00	-0.00
SellerG=Brace	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Brad	-0.00	0.03	0.04	0.02	0.03	0.02
SellerG=Buckingham	-0.00	0.00	0.00	0.00	0.01	0.00
SellerG=Bullen	0.00	0.00	-0.00	0.00	0.00	0.00
SellerG=Burnham	0.00	0.00	0.00	0.00	0.00	0.01
SellerG=Buxton	0.05	0.02	0.06	0.07	0.06	0.04
SellerG=Buxton/Advant	-0.00	-0.00	0.00	-0.00	-0.00	0.00
SellerG=Buxton/Find	-0.00	-0.00	0.00	-0.00	-0.00	0.00
SellerG=C21	-0.00	0.00	0.01	0.00	0.01	0.00
SellerG=Caine	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Calder	-0.00	-0.00	0.00	-0.00	-0.00	-0.00
SellerG=Carter	0.00	-0.00	0.00	-0.00	0.00	0.00
SellerG=Castran	-0.00	0.00	-0.00	0.00	0.00	0.00
SellerG=Cayzer	0.01	0.01	0.00	0.00	0.00	0.01
SellerG=Century	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Chambers	-0.00	0.00	0.00	-0.00	0.00	0.00
SellerG=Changing	-0.00	-0.00	0.00	-0.00	0.00	-0.00
SellerG=Charlton	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Chisholm	0.02	0.01	-0.00	0.00	0.00	0.01
SellerG=Christopher	0.00	0.00	0.00	-0.00	0.00	0.00
SellerG=Clairmont	-0.00	-0.00	0.00	-0.00	0.00	-0.00
SellerG=Collins	0.02	0.01	0.00	0.00	0.00	0.00
SellerG=Compton	0.00	0.00	-0.00	0.00	0.00	0.00
SellerG=Conquest	-0.00	0.00	0.00	-0.00	-0.00	-0.00
SellerG=Considine	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Coventry	-0.00	-0.00	0.00	-0.00	-0.00	-0.00
SellerG=Craig	-0.00	0.00	0.00	-0.00	-0.00	-0.00
SellerG=Crane	-0.00	-0.00	0.00	-0.00	0.00	-0.00
SellerG=D'Aprano	-0.00	-0.00	0.00	-0.00	0.00	0.00
SellerG=Daniel	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Darras	-0.00	-0.00	0.00	0.00	-0.00	-0.00
SellerG=Darren	0.00	0.00	0.01	0.00	0.00	0.00
SellerG=David	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Del	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Dingle	0.02	0.00	0.00	0.00	0.00	0.01
SellerG=Direct	-0.00	-0.00	0.00	-0.00	-0.00	0.00
SellerG=Dixon	0.00	0.00	-0.00	0.00	0.00	0.00
SellerG=Domain	0.00	0.00	0.00	0.00	-0.00	0.00
SellerG=Douglas	0.00	0.00	0.03	0.00	0.01	0.00
SellerG=Edward	0.02	0.00	0.00	0.00	0.00	0.00
SellerG=Elite	-0.00	0.00	0.00	0.00	0.00	0.00

Variable	Segment 1	Segment 2	Segment 3	Segment 4	Segment 5	Segment 6
SellerG=Eview	-0.00	0.00	0.00	0.00	0.01	0.00
SellerG=FN	-0.00	0.00	0.00	-0.00	0.00	0.00
SellerG=First	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Fletchers	0.01	0.01	0.02	0.04	0.03	0.02
SellerG=Fletchers/One	-0.00	-0.00	0.00	0.00	-0.00	-0.00
SellerG=Follett	-0.00	-0.00	0.00	0.00	-0.00	-0.00
SellerG=Frank	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Free	-0.00	-0.00	0.00	-0.00	0.00	-0.00
SellerG=GL	-0.00	0.00	0.01	0.00	0.00	0.00
SellerG=Galldon	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Gardiner	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Garvey	0.00	0.00	-0.00	0.00	0.00	0.00
SellerG=Gary	0.01	0.01	0.01	0.01	0.01	0.03
SellerG=Geoff	-0.00	-0.00	0.00	-0.00	-0.00	0.00
SellerG=Grantham	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Greg	0.02	0.03	0.02	0.01	0.01	0.02
SellerG=Gunn&Co	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=HAR	0.00	0.00	0.01	0.00	0.01	0.00
SellerG=Hall	0.00	0.00	-0.00	0.00	0.00	0.00
SellerG=Ham	0.00	0.00	-0.00	0.00	0.00	0.00
SellerG=Harcourts	0.01	0.00	0.01	0.01	0.02	0.01
SellerG=Harrington	-0.00	0.00	-0.00	0.00	0.00	0.00
SellerG=Haughton	0.00	0.00	0.01	-0.00	0.00	0.00
SellerG=Hayeswinckle	-0.00	-0.00	0.00	-0.00	0.00	-0.00
SellerG=Hodges	-0.00	0.00	0.01	0.02	0.01	0.01
SellerG=Holland	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Homes	-0.00	-0.00	0.00	-0.00	0.00	-0.00
SellerG=Hooper	0.01	-0.00	0.00	-0.00	-0.00	-0.00
SellerG=Hoskins	-0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Hunter	0.00	0.00	0.00	-0.00	0.00	-0.00
SellerG=Iconek	-0.00	-0.00	0.00	0.00	0.00	-0.00
SellerG=J	0.00	0.00	0.00	0.00	-0.00	0.00
SellerG=JMRE	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=JRW	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Jas	0.01	0.04	0.02	0.01	0.02	0.02
SellerG=Jason	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Jellis	0.15	0.15	0.04	0.15	0.04	0.11
SellerG=Johnston	-0.00	-0.00	0.00	-0.00	0.00	-0.00
SellerG=Joseph	-0.00	0.00	0.00	-0.00	-0.00	-0.00
SellerG=Kay	0.02	0.01	0.00	0.01	0.00	0.01
SellerG=Kelly	0.00	0.00	-0.00	0.00	0.00	0.00
SellerG=Ken	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=LITTLE	0.01	0.00	0.00	-0.00	0.00	0.01
SellerG=LJ	-0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=LLC	-0.00	-0.00	0.00	0.00	-0.00	-0.00
SellerG=Langwell	0.00	0.00	-0.00	0.00	0.00	0.00
SellerG=Le	-0.00	-0.00	0.00	-0.00	-0.00	-0.00
SellerG=Leased	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Leyton	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Lindellas	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Love	0.01	0.01	0.01	0.00	0.01	0.00
SellerG=Lucas	-0.00	-0.00	0.00	0.00	-0.00	-0.00

Variable	Segment 1	Segment 2	Segment 3	Segment 4	Segment 5	Segment 6
SellerG=Luxe	-0.00	-0.00	0.00	-0.00	-0.00	0.00
SellerG=Luxton	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=M.J	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=MICM	0.01	0.00	-0.00	-0.00	-0.00	0.01
SellerG=Maddison	0.00	0.00	-0.00	0.00	0.00	0.00
SellerG=Mandy	0.00	0.00	-0.00	0.00	0.00	0.00
SellerG=Marshall	0.04	0.06	0.01	0.11	0.01	0.04
SellerG=Mason	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Matthew	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Max	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=McDonald	0.01	0.00	0.00	0.00	0.00	0.00
SellerG=McGrath	0.02	0.02	0.02	0.01	0.01	0.02
SellerG=McLennan	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=McNaughton	-0.00	-0.00	0.00	-0.00	0.00	-0.00
SellerG=Meadows	-0.00	-0.00	0.00	0.00	-0.00	-0.00
SellerG=Melbourne	-0.00	-0.00	0.00	-0.00	0.00	0.00
SellerG=Metro	-0.00	-0.00	0.00	-0.00	0.00	-0.00
SellerG=Miles	0.01	0.01	0.02	0.02	0.02	0.02
SellerG=Millership	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Moonee	-0.00	0.00	0.01	0.00	0.00	0.00
SellerG=Morleys	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Morrison	-0.00	0.00	0.00	0.00	0.01	0.00
SellerG=Naison	-0.00	0.00	0.00	-0.00	-0.00	-0.00
SellerG=Nardella	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Nelson	0.13	0.21	0.10	0.09	0.09	0.10
SellerG>New	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Nguyen	-0.00	-0.00	0.00	-0.00	0.00	-0.00
SellerG=Nicholson	0.00	0.00	0.00	-0.00	-0.00	0.00
SellerG=Nick	0.00	0.00	0.00	0.01	0.00	0.00
SellerG=Noel	0.01	0.01	0.02	0.02	0.02	0.02
SellerG=North	-0.00	-0.00	0.00	0.00	-0.00	-0.00
SellerG=O'Brien	0.00	-0.00	0.00	0.00	0.01	0.00
SellerG=O'Donoghues	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Oak	-0.00	-0.00	0.00	-0.00	-0.00	0.00
SellerG=Obrien	0.00	-0.00	0.00	0.00	0.00	-0.00
SellerG=One	0.00	-0.00	0.00	0.00	0.00	-0.00
SellerG=Oriental	-0.00	-0.00	0.00	-0.00	0.00	-0.00
SellerG=Owen	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=PRD	-0.00	-0.00	0.00	-0.00	0.00	-0.00
SellerG=Pagan	0.02	-0.00	0.00	-0.00	0.00	0.00
SellerG=Parkes	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Parkinson	-0.00	0.00	0.00	-0.00	-0.00	-0.00
SellerG=Paul	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Peter	0.01	0.00	0.00	0.00	0.00	0.00
SellerG=Philip	-0.00	0.00	0.01	0.00	0.01	0.00
SellerG=Point	-0.00	-0.00	0.00	-0.00	0.00	-0.00
SellerG=Pride	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Prime	-0.00	-0.00	0.00	-0.00	0.00	-0.00
SellerG=Private/Tiern	-0.00	-0.00	0.00	0.00	-0.00	-0.00
SellerG=Prof.	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Property	-0.00	-0.00	0.00	-0.00	-0.00	0.00
SellerG=Propertyau	-0.00	-0.00	0.00	-0.00	0.00	-0.00

Variable	Segment 1	Segment 2	Segment 3	Segment 4	Segment 5	Segment 6
SellerG=Prowse	-0.00	-0.00	0.00	-0.00	-0.00	0.00
SellerG=Purplebricks	-0.00	0.00	0.00	0.00	0.01	0.00
SellerG=R&H	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Re	-0.00	0.00	-0.00	0.00	0.00	0.00
SellerG=REMAX	-0.00	-0.00	0.00	-0.00	0.00	-0.00
SellerG=RT	0.01	0.01	0.01	0.02	0.01	0.02
SellerG=RW	-0.00	0.00	0.00	0.01	0.01	0.00
SellerG=Raine	0.02	0.01	0.01	0.00	0.01	0.01
SellerG=Raine&Horne	0.00	0.00	-0.00	0.00	0.00	0.00
SellerG=Ray	0.03	0.02	0.05	0.05	0.09	0.03
SellerG=Reach	-0.00	-0.00	0.00	-0.00	-0.00	0.00
SellerG=Real	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Red	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Redina	0.00	0.00	-0.00	0.00	0.00	0.00
SellerG=Reed	-0.00	-0.00	0.00	-0.00	0.00	-0.00
SellerG=Reliance	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Rendina	0.01	0.01	0.00	0.01	0.00	0.01
SellerG=Ristic	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Rodney	0.01	0.00	-0.00	0.00	0.00	0.00
SellerG=Roger	-0.00	0.00	0.00	-0.00	-0.00	-0.00
SellerG=Rosin	-0.00	-0.00	0.00	-0.00	-0.00	0.00
SellerG=Ross	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Rounds	0.00	0.00	-0.00	0.00	0.00	0.00
SellerG=S&L	-0.00	0.00	0.00	-0.00	0.00	0.00
SellerG=SN	-0.00	-0.00	0.00	0.00	-0.00	-0.00
SellerG=Schroeder	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Scott	0.00	0.00	-0.00	0.00	0.00	0.00
SellerG=Sell	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Smart	-0.00	-0.00	0.00	-0.00	-0.00	-0.00
SellerG=Sotheby's	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Steveway	-0.00	0.00	0.00	-0.00	-0.00	-0.00
SellerG=Stockdale	-0.00	0.00	0.02	0.00	0.02	0.00
SellerG=Sweeney	0.01	0.02	0.03	0.01	0.02	0.01
SellerG=Sweeney/Advan	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=TRUE	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=The	-0.00	-0.00	0.00	-0.00	0.00	-0.00
SellerG=Thomas	0.00	0.00	-0.00	0.00	0.00	0.00
SellerG=Thomson	-0.00	0.00	0.00	0.00	0.00	0.01
SellerG=Tiernan's	-0.00	-0.00	0.00	-0.00	0.00	-0.00
SellerG=Tim	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Trimson	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Triwest	-0.00	0.00	0.00	-0.00	0.00	0.00
SellerG=Upper	-0.00	-0.00	0.00	0.00	-0.00	-0.00
SellerG=VICPROP	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Vic	-0.00	-0.00	0.00	-0.00	0.00	-0.00
SellerG=Victory	-0.00	-0.00	0.00	-0.00	0.00	-0.00
SellerG=Village	0.00	0.02	0.01	0.01	0.01	0.01
SellerG=W.B.	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=WHITEFOX	-0.00	0.00	0.00	-0.00	-0.00	-0.00
SellerG=Walsh	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Walshe	-0.00	0.00	0.00	-0.00	0.00	0.00
SellerG=Weda	-0.00	0.00	0.00	0.00	0.00	0.00

Variable	Segment 1	Segment 2	Segment 3	Segment 4	Segment 5	Segment 6
SellerG=Weston	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Westside	-0.00	-0.00	0.00	-0.00	0.00	-0.00
SellerG=White	-0.00	0.00	0.00	-0.00	-0.00	-0.00
SellerG=Whiting	0.01	0.00	-0.00	0.00	0.00	0.00
SellerG=William	0.00	0.00	0.00	-0.00	0.00	0.00
SellerG=Williams	0.01	0.01	0.01	0.01	0.00	0.01
SellerG=Wilson	0.01	0.00	-0.00	0.00	0.00	0.00
SellerG=Win	-0.00	-0.00	0.00	-0.00	0.00	0.00
SellerG=Wood	-0.00	-0.00	0.00	-0.00	-0.00	0.00
SellerG=Woodards	0.05	0.02	0.03	0.02	0.02	0.03
SellerG=Xynergy	-0.00	-0.00	0.00	-0.00	0.00	-0.00
SellerG=YPA	0.00	0.00	0.02	0.00	0.03	0.00
SellerG=Zahn	-0.00	-0.00	0.00	0.00	-0.00	-0.00
SellerG=buyMyplace	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=hockingstuart	0.06	0.07	0.07	0.07	0.08	0.13
SellerG=iOne	-0.00	-0.00	0.00	-0.00	0.00	-0.00
SellerG=iProperty	-0.00	-0.00	0.00	-0.00	0.00	-0.00
SellerG=iSell	-0.00	0.00	-0.00	-0.00	0.00	0.00
SellerG=iTRAK	-0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Abbotsford	0.01	0.01	-0.00	0.00	0.00	0.00
Suburb=Aberfeldie	-0.00	0.00	0.00	0.01	0.00	0.00
Suburb=Airport West	-0.00	-0.00	0.01	0.00	0.01	0.00
Suburb=Albanvale	-0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Albert Park	0.00	0.02	0.00	0.00	0.00	0.00
Suburb=Albion	0.01	0.00	0.01	0.00	0.00	0.00
Suburb=Alphington	-0.00	0.00	0.00	0.01	0.00	0.00
Suburb=Altona	-0.00	0.00	0.02	0.00	0.01	0.00
Suburb=Altona Meadows	-0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Altona North	-0.00	-0.00	0.02	0.00	0.01	0.00
Suburb=Ardeer	-0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Armadale	0.02	0.01	0.00	0.00	0.00	0.01
Suburb=Ascot Vale	0.01	0.02	0.01	0.01	0.00	0.01
Suburb=Ashburton	-0.00	0.00	0.01	0.01	0.00	0.00
Suburb=Ashwood	0.00	0.00	0.01	0.01	0.00	0.00
Suburb=Aspendale	-0.00	-0.00	0.00	0.00	0.00	-0.00
Suburb=Aspendale Garden	-0.00	-0.00	-0.00	-0.00	0.00	-0.00
Suburb=Attwood	0.00	-0.00	-0.00	-0.00	0.00	0.00
Suburb=Avondale Heights	-0.00	-0.00	0.02	0.00	0.01	0.00
Suburb=Balaclava	0.01	0.00	-0.00	0.00	0.00	0.01
Suburb=Balwyn	-0.00	0.00	0.00	0.02	0.00	0.01
Suburb=Balwyn North	0.00	0.01	0.01	0.04	0.01	0.00
Suburb=Bayswater	0.00	-0.00	-0.00	0.00	0.00	0.00
Suburb=Bayswater North	-0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Beaumaris	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Bellfield	-0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Bentleigh	0.00	0.00	0.02	0.02	0.01	0.01
Suburb=Bentleigh East	0.00	0.00	0.03	0.03	0.03	0.01
Suburb=Black Rock	-0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Blackburn	-0.00	0.00	0.01	0.00	0.00	0.00
Suburb=Blackburn North	0.00	-0.00	0.00	0.00	0.00	0.00
Suburb=Blackburn South	0.01	0.00	0.00	0.00	0.00	0.00
Suburb=Bonbeach	-0.00	-0.00	-0.00	0.00	0.00	-0.00

Variable	Segment 1	Segment 2	Segment 3	Segment 4	Segment 5	Segment 6
Suburb=Boronia	-0.00	0.00	-0.00	0.00	0.00	0.00
Suburb=Box Hill	0.00	0.00	0.00	0.01	0.00	0.01
Suburb=Braybrook	0.01	0.00	0.01	0.00	0.01	0.00
Suburb=Briar Hill	0.00	-0.00	0.00	0.00	0.00	0.00
Suburb=Brighton	0.00	0.01	0.00	0.03	0.01	0.01
Suburb=Brighton East	0.00	0.01	0.01	0.03	0.01	0.01
Suburb=Broadmeadows	-0.00	-0.00	0.01	-0.00	0.00	0.00
Suburb=Brooklyn	0.00	-0.00	0.00	-0.00	0.00	0.00
Suburb=Brunswick	0.01	0.05	0.00	0.01	0.00	0.02
Suburb=Brunswick East	0.01	0.01	0.00	0.00	0.00	0.01
Suburb=Brunswick West	0.00	0.01	0.01	0.01	0.00	0.01
Suburb=Bulleen	0.00	0.00	0.01	0.01	0.01	0.00
Suburb=Bundoora	0.00	0.00	0.01	0.00	0.00	0.00
Suburb=Burnley	-0.00	0.00	0.00	0.00	0.00	-0.00
Suburb=Burnside	0.00	-0.00	-0.00	-0.00	0.00	-0.00
Suburb=Burnside Heights	-0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Burwood	0.00	0.00	0.01	0.01	0.01	0.00
Suburb=Burwood East	-0.00	-0.00	0.00	0.00	0.00	0.00
Suburb=Cairnlea	-0.00	-0.00	0.00	-0.00	0.00	-0.00
Suburb=Camberwell	0.01	0.01	0.00	0.02	0.00	0.01
Suburb=Campbellfield	-0.00	-0.00	0.00	-0.00	0.00	-0.00
Suburb=Canterbury	0.01	0.00	0.00	0.01	0.00	0.00
Suburb=Carlton	0.02	0.01	-0.00	0.00	0.00	0.01
Suburb=Carlton North	0.01	0.01	0.00	0.00	0.00	0.00
Suburb=Carnegie	-0.00	0.01	0.00	0.01	0.01	0.02
Suburb=Caroline Springs	0.00	-0.00	-0.00	0.00	0.00	-0.00
Suburb=Caulfield	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Caulfield East	0.00	-0.00	0.00	0.00	-0.00	0.00
Suburb=Caulfield North	0.00	0.00	-0.00	0.00	-0.00	0.01
Suburb=Caulfield South	0.00	0.01	0.00	0.00	0.00	0.00
Suburb=Chadstone	0.01	0.00	0.00	0.00	0.01	0.00
Suburb=Chelsea	0.00	0.00	-0.00	0.00	0.00	0.00
Suburb=Chelsea Heights	-0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Cheltenham	0.00	-0.00	0.00	0.00	0.01	0.00
Suburb=Clarinda	-0.00	-0.00	0.00	0.00	0.00	-0.00
Suburb=Clayton	-0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Clayton South	-0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Clifton Hill	-0.00	0.01	-0.00	0.00	0.00	0.00
Suburb=Coburg	0.01	0.04	0.01	0.01	0.01	0.01
Suburb=Coburg North	-0.00	0.00	0.01	0.00	0.01	0.00
Suburb=Collingwood	0.02	0.01	0.00	-0.00	0.00	0.01
Suburb=Coolaroo	-0.00	-0.00	-0.00	-0.00	0.00	-0.00
Suburb=Craigieburn	-0.00	0.00	-0.00	0.00	0.01	0.00
Suburb=Cremorne	-0.00	0.01	0.00	0.00	0.00	0.00
Suburb=Croydon	-0.00	0.00	0.00	0.00	0.01	0.00
Suburb=Croydon Hills	-0.00	-0.00	-0.00	-0.00	0.00	-0.00
Suburb=Croydon North	-0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Dallas	-0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Dandenong	0.00	-0.00	-0.00	0.00	0.00	0.00
Suburb=Dandenong North	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Deepdene	0.00	-0.00	0.00	0.00	-0.00	-0.00
Suburb=Deer Park	0.00	-0.00	0.00	0.00	0.00	-0.00

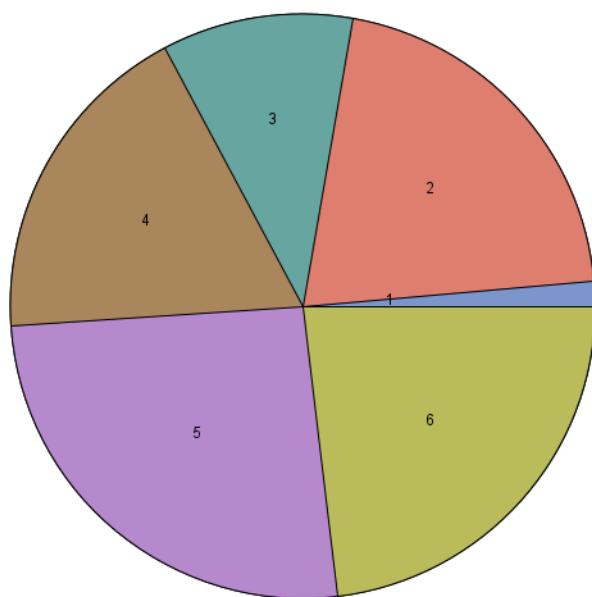
Variable	Segment 1	Segment 2	Segment 3	Segment 4	Segment 5	Segment 6
Suburb=Delahey	-0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Derrimut	0.00	0.00	-0.00	0.00	0.00	0.00
Suburb=Diggers Rest	0.00	0.00	-0.00	-0.00	0.00	0.00
Suburb=Dingley Village	-0.00	0.00	0.00	0.00	0.01	0.00
Suburb=Docklands	-0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Doncaster	0.00	0.00	0.01	0.02	0.01	0.00
Suburb=Doncaster East	-0.00	0.00	0.00	0.01	0.00	0.00
Suburb=Donvale	-0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Eaglemont	-0.00	0.00	0.00	0.00	0.00	0.00
Suburb=East Melbourne	0.00	0.00	0.00	0.00	0.00	0.01
Suburb=Edithvale	-0.00	-0.00	0.00	-0.00	0.00	-0.00
Suburb=Elsternwick	0.00	0.01	0.00	0.01	0.00	0.01
Suburb=Eltham	-0.00	-0.00	0.00	0.00	0.01	0.00
Suburb=Eltham North	0.00	-0.00	-0.00	0.00	0.00	-0.00
Suburb=Elwood	0.02	0.01	-0.00	0.00	0.00	0.03
Suburb=Epping	0.00	0.00	0.00	0.00	0.01	0.00
Suburb=Essendon	0.00	0.02	0.01	0.02	0.01	0.03
Suburb=Essendon North	0.01	0.00	0.00	0.00	0.00	0.00
Suburb=Essendon West	-0.00	0.00	0.01	0.00	0.00	0.00
Suburb=Fairfield	-0.00	0.01	0.00	0.00	0.00	0.00
Suburb=Fawkner	0.00	0.00	0.02	0.00	0.02	0.00
Suburb=Ferntree Gully	-0.00	-0.00	0.00	0.00	0.01	-0.00
Suburb=Fitzroy	0.03	0.01	-0.00	0.00	0.00	0.01
Suburb=Fitzroy North	0.03	0.02	-0.00	0.00	0.00	0.00
Suburb=Flemington	0.00	0.01	0.00	0.00	0.00	0.01
Suburb=Footscray	0.02	0.02	0.00	0.00	0.01	0.02
Suburb=Forest Hill	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Gardenvale	-0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Gladstone Park	0.00	0.00	0.01	0.00	0.00	0.00
Suburb=Glen Huntly	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Glen Iris	0.01	0.02	0.01	0.03	0.00	0.02
Suburb=Glen Waverley	-0.00	0.00	0.00	0.01	0.00	0.00
Suburb=Glenroy	0.01	0.00	0.03	0.00	0.02	0.01
Suburb=Gowanbrae	0.00	0.00	-0.00	0.00	0.01	0.00
Suburb=Greensborough	0.00	0.00	0.00	0.00	0.01	0.00
Suburb=Greenvale	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Hadfield	-0.00	0.00	0.01	0.00	0.01	0.00
Suburb=Hampton	0.01	0.00	0.01	0.02	0.01	0.01
Suburb=Hampton East	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Hawthorn	0.05	0.02	0.00	0.01	0.00	0.03
Suburb=Hawthorn East	0.02	0.01	0.00	0.01	0.00	0.01
Suburb=Heathmont	-0.00	-0.00	0.00	0.00	0.00	0.00
Suburb=Heidelberg	0.01	0.00	0.00	0.00	0.01	0.00
Suburb=Heidelberg Heigh	0.00	0.01	0.01	0.00	0.01	0.00
Suburb=Heidelberg West	-0.00	0.00	0.02	0.00	0.01	0.00
Suburb=Highett	-0.00	0.00	0.01	0.00	0.00	0.00
Suburb=Hillside	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Hoppers Crossing	0.01	0.00	0.00	0.00	0.01	0.00
Suburb=Hughesdale	-0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Huntingdale	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Ivanhoe	0.00	0.01	0.01	0.01	0.01	0.01
Suburb=Ivanhoe East	0.00	0.00	0.00	0.00	0.00	0.00

Variable	Segment 1	Segment 2	Segment 3	Segment 4	Segment 5	Segment 6
Suburb=Jacana	-0.00	-0.00	0.01	-0.00	0.01	0.00
Suburb=Kealba	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Keilor	0.00	-0.00	0.00	0.00	0.00	-0.00
Suburb=Keilor Downs	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Keilor East	0.01	-0.00	0.02	0.01	0.02	0.00
Suburb=Keilor Lodge	0.00	-0.00	-0.00	-0.00	0.00	-0.00
Suburb=Keilor Park	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Kensington	0.08	0.02	0.00	0.00	0.00	0.01
Suburb=Kew	0.01	0.01	0.00	0.02	0.00	0.02
Suburb=Kew East	0.01	0.00	0.00	0.01	0.00	0.00
Suburb=Keysborough	-0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Kilsyth	-0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Kings Park	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Kingsbury	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Kingsville	-0.00	0.01	0.00	0.00	0.00	0.00
Suburb=Knoxfield	-0.00	-0.00	-0.00	0.00	0.00	-0.00
Suburb=Kooyong	0.00	0.00	-0.00	-0.00	0.00	0.00
Suburb=Lalor	-0.00	0.00	0.01	0.00	0.01	0.00
Suburb=Lower Plenty	0.00	0.00	-0.00	0.00	0.00	0.00
Suburb=Maidstone	0.02	0.00	0.02	0.00	0.01	0.01
Suburb=Malvern	0.01	0.01	-0.00	0.01	0.00	0.01
Suburb=Malvern East	0.01	0.01	0.00	0.02	0.01	0.01
Suburb=Maribyrnong	0.03	0.00	0.00	0.01	0.01	0.01
Suburb=McKinnon	0.00	0.00	0.00	0.00	0.00	-0.00
Suburb=Meadow Heights	-0.00	-0.00	0.00	0.00	0.00	-0.00
Suburb=Melbourne	0.01	0.00	0.00	0.00	0.00	0.01
Suburb=Mentone	0.01	-0.00	-0.00	0.00	0.01	0.00
Suburb=Mernda	0.00	-0.00	-0.00	-0.00	0.00	-0.00
Suburb=Middle Park	0.00	0.01	0.00	0.00	0.00	0.00
Suburb=Mill Park	-0.00	-0.00	0.00	0.00	0.01	0.00
Suburb=Mitcham	0.00	-0.00	0.00	0.00	0.01	0.00
Suburb=Mont Albert	0.01	0.00	0.00	0.01	0.00	0.00
Suburb=Montmorency	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Moonee Ponds	0.00	0.02	0.01	0.02	0.00	0.01
Suburb=Moorabbin	0.00	-0.00	0.01	0.00	0.01	0.00
Suburb=Mordialloc	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Mount Waverley	-0.00	0.00	0.01	0.01	0.00	0.00
Suburb=Mulgrave	-0.00	-0.00	0.00	0.00	0.01	-0.00
Suburb=Murrumbeena	0.01	0.00	0.01	0.01	0.01	0.01
Suburb=Newport	0.00	0.02	0.02	0.01	0.01	0.00
Suburb=Niddrie	0.00	0.00	0.02	0.01	0.01	0.00
Suburb=Noble Park	0.00	-0.00	-0.00	0.00	0.00	-0.00
Suburb=North Melbourne	0.01	0.01	0.00	0.00	0.00	0.02
Suburb=North Warrandyte	0.00	-0.00	-0.00	0.00	0.00	-0.00
Suburb=Northcote	-0.00	0.04	0.00	0.01	0.00	0.01
Suburb=Notting Hill	-0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Nunawading	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Oak Park	0.00	0.00	0.01	0.01	0.01	0.00
Suburb=Oakleigh	-0.00	0.00	0.01	0.01	0.01	0.00
Suburb=Oakleigh East	0.00	0.00	0.00	-0.00	0.00	-0.00
Suburb=Oakleigh South	-0.00	0.00	0.01	0.00	0.01	0.00
Suburb=Ormond	-0.00	0.00	0.01	0.01	0.00	0.01

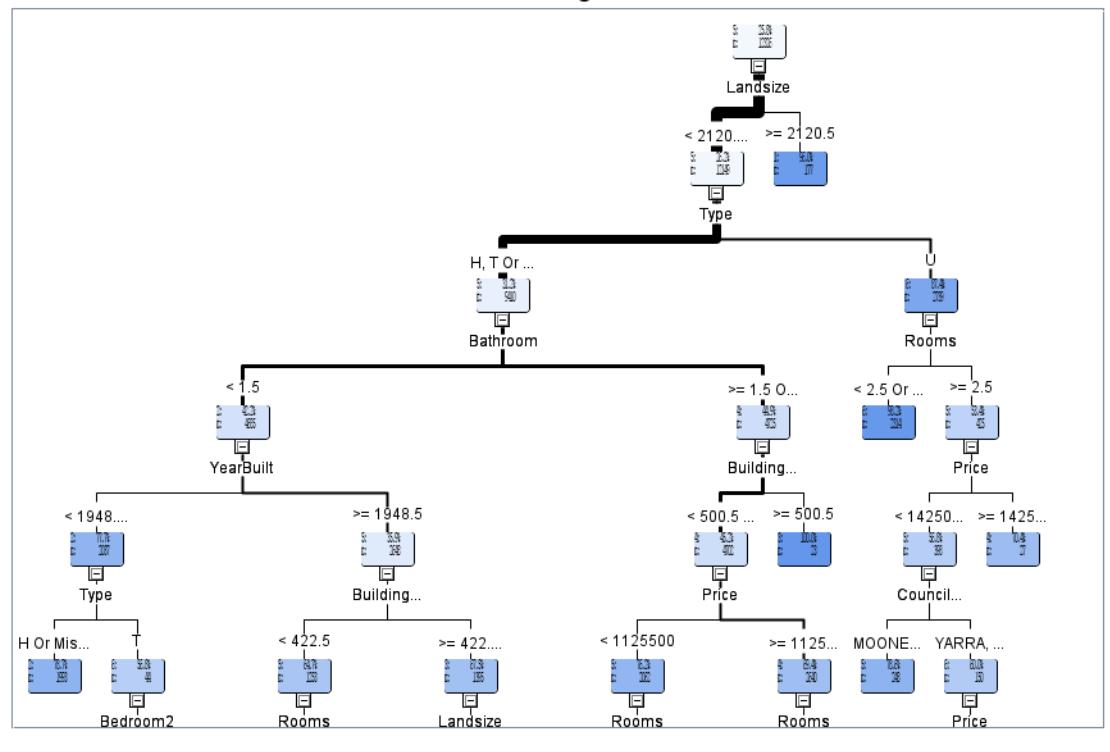
Variable	Segment 1	Segment 2	Segment 3	Segment 4	Segment 5	Segment 6
Suburb=Parkdale	-0.00	-0.00	-0.00	0.00	0.01	0.00
Suburb=Parkville	0.06	0.00	0.00	0.00	0.00	0.00
Suburb=Pascoe Vale	-0.00	0.01	0.03	0.01	0.01	0.01
Suburb=Plumpton	0.00	-0.00	-0.00	-0.00	0.00	0.00
Suburb=Point Cook	0.00	-0.00	0.00	0.00	0.00	-0.00
Suburb=Port Melbourne	0.06	0.02	0.00	0.01	0.00	0.02
Suburb=Prahran	0.02	0.02	0.00	0.00	0.00	0.02
Suburb=Preston	0.01	0.05	0.02	0.01	0.01	0.01
Suburb=Princes Hill	0.00	0.00	-0.00	0.00	0.00	0.00
Suburb=Richmond	0.09	0.05	0.00	0.00	0.00	0.03
Suburb=Ringwood	0.00	0.00	0.00	0.00	0.01	0.00
Suburb=Ringwood East	0.00	-0.00	-0.00	0.00	0.00	-0.00
Suburb=Ringwood North	0.00	-0.00	0.00	0.00	0.00	0.00
Suburb=Ripponlea	0.00	0.00	-0.00	0.00	-0.00	0.00
Suburb=Rockbank	0.00	-0.00	-0.00	-0.00	0.00	0.00
Suburb=Rosanna	0.00	0.00	0.01	0.01	0.01	0.00
Suburb=Rowville	0.00	-0.00	0.00	0.00	0.00	-0.00
Suburb=Roxburgh Park	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Sandringham	0.00	0.00	-0.00	0.01	0.00	0.00
Suburb=Scoresby	0.00	-0.00	0.00	-0.00	0.00	-0.00
Suburb=Seabrook	-0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Seaholme	-0.00	-0.00	0.00	0.00	0.00	0.00
Suburb=Seddon	0.00	0.02	0.00	0.00	0.00	0.00
Suburb=South Kingsville	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=South Melbourne	0.01	0.02	0.00	0.00	0.00	0.01
Suburb=South Morang	0.00	0.00	0.00	0.00	0.01	0.00
Suburb=South Yarra	0.02	0.02	0.00	0.00	0.00	0.04
Suburb=Southbank	0.05	0.00	-0.00	0.00	0.00	0.01
Suburb=Spotswood	-0.00	0.00	0.01	0.00	0.00	0.00
Suburb=Springvale	0.00	-0.00	0.00	-0.00	0.00	-0.00
Suburb=Springvale South	-0.00	0.00	0.00	0.00	0.00	0.00
Suburb=St Albans	-0.00	0.00	0.00	-0.00	0.00	0.00
Suburb=St Helena	-0.00	0.00	0.00	0.00	0.00	0.00
Suburb=St Kilda	0.05	0.01	0.00	0.01	0.00	0.04
Suburb=Strathmore	0.00	0.00	0.01	0.01	0.01	0.00
Suburb=Strathmore Heigh	-0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Sunshine	0.00	0.00	0.04	0.00	0.01	0.00
Suburb=Sunshine North	-0.00	0.00	0.03	0.00	0.01	0.00
Suburb=Sunshine West	-0.00	0.00	0.02	0.00	0.02	0.00
Suburb=Surrey Hills	0.00	0.00	0.00	0.02	0.00	0.01
Suburb=Sydenham	0.00	0.00	-0.00	0.00	0.00	0.00
Suburb=Tarneit	0.00	-0.00	0.00	0.00	0.00	-0.00
Suburb=Taylors Hill	-0.00	-0.00	0.00	0.00	0.00	-0.00
Suburb=Taylors Lakes	-0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Templestowe	-0.00	0.00	0.00	0.01	0.00	0.00
Suburb=Templestowe Lowe	0.00	-0.00	0.01	0.02	0.01	0.00
Suburb=The Basin	-0.00	-0.00	-0.00	-0.00	0.00	-0.00
Suburb=Thomastown	-0.00	0.00	0.01	0.00	0.00	0.00
Suburb=Thornbury	0.01	0.03	0.00	0.00	0.00	0.02
Suburb=Toorak	0.01	0.01	0.00	0.01	0.00	0.02
Suburb=Travancore	0.00	0.00	-0.00	0.00	-0.00	0.00
Suburb=Truganina	0.00	0.00	-0.00	0.00	0.00	0.00

Variable	Segment 1	Segment 2	Segment 3	Segment 4	Segment 5	Segment 6
Suburb=Tullamarine	-0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Vermont	0.00	-0.00	-0.00	0.00	0.00	-0.00
Suburb=Vermont South	0.00	-0.00	-0.00	0.00	0.00	-0.00
Suburb=Viewbank	0.00	0.00	0.00	0.01	0.01	0.00
Suburb=Wantirna	0.00	0.00	0.00	0.00	0.00	-0.00
Suburb=Wantirna South	-0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Warrandyte	0.01	0.00	-0.00	0.00	0.00	0.00
Suburb=Waterways	0.00	-0.00	-0.00	-0.00	0.00	-0.00
Suburb=Watsonia	0.00	0.00	0.01	0.00	0.01	0.00
Suburb=Watsonia North	0.00	-0.00	0.00	0.00	0.00	-0.00
Suburb=Werribee	-0.00	0.00	0.01	0.00	0.01	0.00
Suburb=West Footscray	0.01	0.01	0.01	0.00	0.01	0.01
Suburb=West Melbourne	-0.00	0.00	0.00	0.00	0.00	0.01
Suburb=Westmeadows	-0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Wheelers Hill	-0.00	-0.00	0.00	0.01	0.00	-0.00
Suburb=Williams Landing	0.00	-0.00	0.00	-0.00	0.00	-0.00
Suburb=Williamstown	0.00	0.01	0.01	0.01	0.01	0.01
Suburb=Williamstown Nor	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Windsor	-0.00	0.01	-0.00	0.00	0.00	0.01
Suburb=Wollert	0.00	-0.00	-0.00	-0.00	0.00	-0.00
Suburb=Wyndham Vale	-0.00	-0.00	-0.00	-0.00	0.00	-0.00
Suburb=Yallambie	0.00	0.00	0.00	0.00	0.01	0.00
Suburb=Yarraville	0.00	0.03	0.01	0.01	0.01	0.01
Type=h	0.10	0.96	0.98	0.94	0.72	0.07
Type=t	0.05	0.02	0.00	0.05	0.20	0.09
Type=u	0.85	0.02	0.02	0.01	0.08	0.84

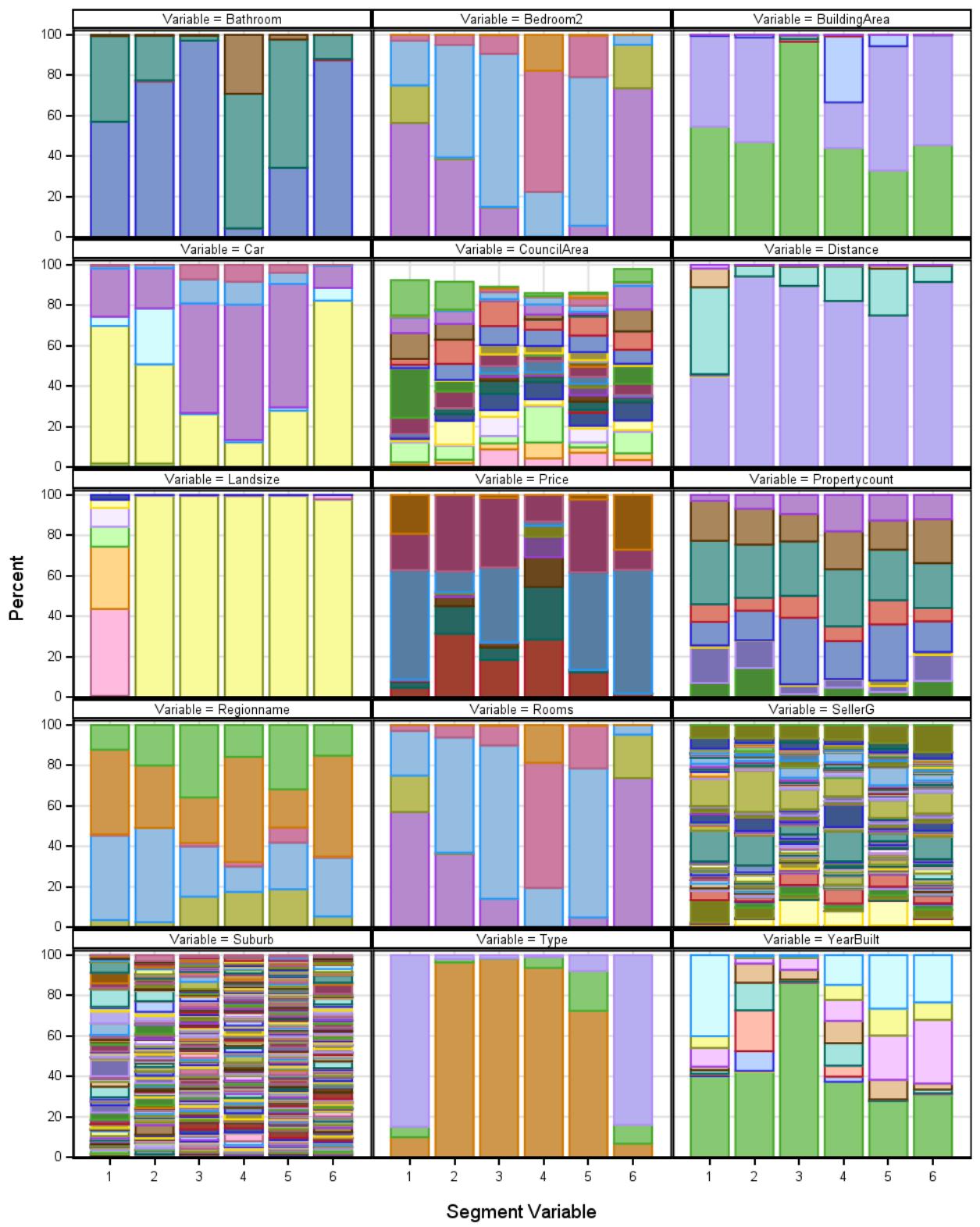
SAS Enterprise Miner Report
Node=Average Clustering
Segment Size



SAS Enterprise Miner Report
 Node=Average Clustering
 Tree Diagram



SAS Enterprise Miner Report
Node=Average Clustering
Segment Plot



SAS Enterprise Miner Report

Node=Centroid Clustering Summary

Node id = Clus3
 Node label = Centroid Clustering
 Meta path = lds3 => Filter => Clus3
 Notes =

Node=Centroid Clustering Properties

Property	Value	Default	Property	Value	Default	Property	Value	Default
Component	Cluster		FinalMaxNum	20		MissingNominal	DEFAULT	
AutomaticMaxNum	50		HideVariable	Y		MissingOrdinal	DEFAULT	
AutomaticMethod	CENTROID	WARD	ImputationMethod	NONE		NominalEncoding	GLM	
AutomaticMinNum	2		Initial	DEFAULT		NumberClusterMethod	USER	AUTOMATIC
Bins	100		Learn	.		OrdinalEncoding	RANK	
CCCCutOff	3		LearnFinal	0.02		Radius	0	
ClusterGraphs	Y		LearnInitial	0.5		Stdize	STD	
Clusvar	_SEGMENT_		LearnSteps	1000		Summary	N	
ClusvarLabel	Segment Variable		MaxC	6	10	TrainDefaults	Y	
ClusvarRole	SEGMENT		MaxIter	10		TreeProfile	Y	
DistancePlot	Y		MaxSteps	1200		XConv	0.0001	
Drift	N		MissingInterval	DEFAULT				

Node=Centroid Clustering Variable Summary

Role	Level	Frequency Count	Name
INPUT	INTERVAL	10	Bathroom Bedroom2 BuildingArea Car Distance Landsize Price Propertycount Rooms YearBuilt
INPUT	NOMINAL	6	CouncilArea Method Regionname SellerG Suburb Type

Node=Centroid Clustering Mean Statistics

Variable	Segment 1	Segment 2	Segment 3	Segment 4	Segment 5	Segment 6
Clustering Criterion	0.14	0.14	0.14	0.14	0.14	0.14
Maximum Relative Change in Cluster Seeds	0.00	0.00	0.00	0.00	0.00	0.00
Improvement in Clustering Criterion
Frequency of Cluster	172.00	2583.00	1292.00	2245.00	3183.00	2851.00
Root-Mean-Square Standard Deviation	0.20	0.13	0.17	0.15	0.15	0.13
Maximum Distance from Cluster Seed	16.07	9.24	21.86	9.96	10.21	8.09
Nearest Cluster	6.00	5.00	4.00	5.00	4.00	2.00
Distance to Nearest Cluster	6.71	3.03	6.38	2.75	2.75	3.07
Bathroom	1.44	1.23	1.03	2.25	1.68	1.11
Bedroom2	2.09	2.65	2.94	3.95	3.16	1.83
BuildingArea	85.28	120.08	672.66	218.23	137.96	76.49
Car	1.24	0.95	1.99	2.13	1.82	1.06
Distance	5.33	6.06	11.51	10.18	13.63	7.22
Landsize	4056.72	326.52	596.37	598.30	466.64	195.16

Variable	Segment 1	Segment 2	Segment 3	Segment 4	Segment 5	Segment 6
Price	709525.81	1251437.65	987978.08	1684418.57	850160.36	583264.48
Propertycount	7817.34	7946.62	5812.03	6872.01	6160.48	7825.98
Rooms	2.10	2.69	2.96	3.99	3.17	1.83
YearBuilt	1994.21	1918.14	1957.46	1959.67	1982.16	1980.94
CouncilArea=Banyule	0.01	0.02	0.10	0.05	0.08	0.04
CouncilArea=Bayside	0.01	0.02	0.03	0.09	0.03	0.03
CouncilArea=Boroondara	0.11	0.08	0.04	0.21	0.03	0.11
CouncilArea=Brimbank	0.01	0.01	0.11	0.01	0.08	0.01
CouncilArea=Darebin	0.01	0.13	0.04	0.03	0.02	0.05
CouncilArea=Glen Eira	0.01	0.03	0.09	0.10	0.07	0.09
CouncilArea=Greater Dandenong	0.00	-0.00	0.00	0.00	0.02	0.00
CouncilArea=Hobsons Bay	-0.00	0.03	0.07	0.03	0.05	0.02
CouncilArea=Hume	-0.00	0.00	0.02	0.00	0.04	0.00
CouncilArea=Kingston	0.01	0.00	0.02	0.01	0.05	0.01
CouncilArea=Knox	-0.00	0.00	0.00	0.01	0.02	0.00
CouncilArea=Manningham	0.01	0.00	0.04	0.06	0.04	0.00
CouncilArea=Maribyrnong	0.09	0.09	0.06	0.03	0.06	0.06
CouncilArea=Maroondah	-0.00	0.00	0.00	0.00	0.02	0.00
CouncilArea=Melbourne	0.26	0.06	0.00	0.01	0.00	0.09
CouncilArea=Melton	-0.00	-0.00	0.00	0.00	0.01	-0.00
CouncilArea=Monash	0.00	0.01	0.05	0.04	0.05	0.01
CouncilArea=Moonee Valley	0.02	0.09	0.10	0.09	0.10	0.07
CouncilArea=Moreland	0.03	0.13	0.14	0.06	0.11	0.09
CouncilArea=Nillumbik	0.00	0.00	0.00	0.00	0.01	0.00
CouncilArea=Port Phillip	0.14	0.08	0.00	0.03	0.01	0.11
CouncilArea=Stonnington	0.08	0.07	0.01	0.06	0.01	0.12
CouncilArea=Unavailable	0.00	-0.00	0.00	-0.00	-0.00	-0.00
CouncilArea=Whitehorse	0.01	0.01	0.04	0.04	0.04	0.02
CouncilArea=Whittlesea	0.00	0.00	0.02	0.01	0.04	0.00
CouncilArea=Wyndham	0.01	0.00	0.01	0.00	0.02	0.00
CouncilArea=Yarra	0.19	0.15	0.00	0.02	0.01	0.07
Method=PI	0.12	0.10	0.07	0.17	0.11	0.12
Method=S	0.50	0.71	0.78	0.62	0.70	0.59
Method=SP	0.22	0.12	0.10	0.09	0.14	0.16
Method=VB	0.16	0.08	0.05	0.12	0.05	0.12
Regionname=Eastern Metropolitan	0.03	0.02	0.15	0.17	0.19	0.05
Regionname=Northern Metropolitan	0.42	0.47	0.25	0.13	0.23	0.29
Regionname=South-Eastern Metropole	0.01	0.00	0.02	0.02	0.07	0.01
Regionname=Southern Metropolitan	0.42	0.31	0.23	0.52	0.19	0.50
Regionname=Western Metropolitan	0.12	0.20	0.36	0.16	0.32	0.15
SellerG=@Realty	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=ASL	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Abercromby's	-0.00	0.00	-0.00	0.00	0.00	0.00
SellerG=Ace	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Alexkarbon	0.01	0.00	0.00	0.00	0.00	0.00
SellerG=Allens	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Anderson	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Appleby	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Area	-0.00	-0.00	0.00	-0.00	0.00	-0.00
SellerG=Ascend	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Assisi	-0.00	-0.00	0.00	-0.00	0.00	-0.00
SellerG=Australian	-0.00	0.00	0.00	0.00	0.00	0.00

Variable	Segment 1	Segment 2	Segment 3	Segment 4	Segment 5	Segment 6
SellerG=Barlow	-0.00	0.00	0.01	-0.00	0.00	0.00
SellerG=Barry	0.01	0.03	0.12	0.07	0.12	0.03
SellerG=Bayside	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Bekdon	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Beller	0.01	0.00	-0.00	-0.00	0.00	0.00
SellerG=Bells	-0.00	0.00	0.01	-0.00	0.01	0.00
SellerG=Besser	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Better	-0.00	-0.00	0.00	-0.00	-0.00	0.00
SellerG=Biggin	0.11	0.05	0.02	0.02	0.02	0.04
SellerG=Blue	-0.00	0.00	0.00	-0.00	-0.00	-0.00
SellerG=Boutique	-0.00	-0.00	0.00	-0.00	0.00	-0.00
SellerG=Brace	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Brad	-0.00	0.03	0.04	0.02	0.03	0.02
SellerG=Buckingham	-0.00	0.00	0.00	0.00	0.01	0.00
SellerG=Bullen	0.00	0.00	-0.00	0.00	0.00	0.00
SellerG=Burnham	0.00	0.00	0.00	0.00	0.00	0.01
SellerG=Buxton	0.05	0.02	0.06	0.07	0.06	0.04
SellerG=Buxton/Advant	-0.00	-0.00	0.00	-0.00	-0.00	0.00
SellerG=Buxton/Find	-0.00	-0.00	0.00	-0.00	-0.00	0.00
SellerG=C21	-0.00	0.00	0.01	0.00	0.01	0.00
SellerG=Caine	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Calder	-0.00	-0.00	0.00	-0.00	-0.00	-0.00
SellerG=Carter	0.00	-0.00	0.00	-0.00	0.00	0.00
SellerG=Castran	-0.00	0.00	-0.00	0.00	0.00	0.00
SellerG=Cayzer	0.01	0.01	0.00	0.00	0.00	0.01
SellerG=Century	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Chambers	-0.00	0.00	0.00	-0.00	0.00	0.00
SellerG=Changing	-0.00	-0.00	0.00	-0.00	0.00	-0.00
SellerG=Charlton	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Chisholm	0.02	0.01	-0.00	0.00	0.00	0.01
SellerG=Christopher	0.00	0.00	0.00	-0.00	0.00	0.00
SellerG=Clairmont	-0.00	-0.00	0.00	-0.00	0.00	-0.00
SellerG=Collins	0.02	0.01	0.00	0.00	0.00	0.00
SellerG=Compton	0.00	0.00	-0.00	0.00	0.00	0.00
SellerG=Conquest	-0.00	0.00	0.00	-0.00	-0.00	-0.00
SellerG=Considine	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Coventry	-0.00	-0.00	0.00	-0.00	-0.00	-0.00
SellerG=Craig	-0.00	0.00	0.00	-0.00	-0.00	-0.00
SellerG=Crane	-0.00	-0.00	0.00	-0.00	0.00	-0.00
SellerG=D'Aprano	-0.00	-0.00	0.00	-0.00	0.00	0.00
SellerG=Daniel	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Darras	-0.00	-0.00	0.00	0.00	-0.00	-0.00
SellerG=Darren	0.00	0.00	0.01	0.00	0.00	0.00
SellerG=David	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Del	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Dingle	0.02	0.00	0.00	0.00	0.00	0.01
SellerG=Direct	-0.00	-0.00	0.00	-0.00	-0.00	0.00
SellerG=Dixon	0.00	0.00	-0.00	0.00	0.00	0.00
SellerG=Domain	0.00	0.00	0.00	0.00	-0.00	0.00
SellerG=Douglas	0.00	0.00	0.03	0.00	0.01	0.00
SellerG=Edward	0.02	0.00	0.00	0.00	0.00	0.00
SellerG=Elite	-0.00	0.00	0.00	0.00	0.00	0.00

Variable	Segment 1	Segment 2	Segment 3	Segment 4	Segment 5	Segment 6
SellerG=Eview	-0.00	0.00	0.00	0.00	0.01	0.00
SellerG=FN	-0.00	0.00	0.00	-0.00	0.00	0.00
SellerG=First	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Fletchers	0.01	0.01	0.02	0.04	0.03	0.02
SellerG=Fletchers/One	-0.00	-0.00	0.00	0.00	-0.00	-0.00
SellerG=Follett	-0.00	-0.00	0.00	0.00	-0.00	-0.00
SellerG=Frank	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Free	-0.00	-0.00	0.00	-0.00	0.00	-0.00
SellerG=GL	-0.00	0.00	0.01	0.00	0.00	0.00
SellerG=Galldon	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Gardiner	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Garvey	0.00	0.00	-0.00	0.00	0.00	0.00
SellerG=Gary	0.01	0.01	0.01	0.01	0.01	0.03
SellerG=Geoff	-0.00	-0.00	0.00	-0.00	-0.00	0.00
SellerG=Grantham	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Greg	0.02	0.03	0.02	0.01	0.01	0.02
SellerG=Gunn&Co	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=HAR	0.00	0.00	0.01	0.00	0.01	0.00
SellerG=Hall	0.00	0.00	-0.00	0.00	0.00	0.00
SellerG=Ham	0.00	0.00	-0.00	0.00	0.00	0.00
SellerG=Harcourts	0.01	0.00	0.01	0.01	0.02	0.01
SellerG=Harrington	-0.00	0.00	-0.00	0.00	0.00	0.00
SellerG=Haughton	0.00	0.00	0.01	-0.00	0.00	0.00
SellerG=Hayeswinckle	-0.00	-0.00	0.00	-0.00	0.00	-0.00
SellerG=Hodges	-0.00	0.00	0.01	0.02	0.01	0.01
SellerG=Holland	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Homes	-0.00	-0.00	0.00	-0.00	0.00	-0.00
SellerG=Hooper	0.01	-0.00	0.00	-0.00	-0.00	-0.00
SellerG=Hoskins	-0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Hunter	0.00	0.00	0.00	-0.00	0.00	-0.00
SellerG=Iconek	-0.00	-0.00	0.00	0.00	0.00	-0.00
SellerG=J	0.00	0.00	0.00	0.00	-0.00	0.00
SellerG=JMRE	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=JRW	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Jas	0.01	0.04	0.02	0.01	0.02	0.02
SellerG=Jason	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Jellis	0.15	0.15	0.04	0.15	0.04	0.11
SellerG=Johnston	-0.00	-0.00	0.00	-0.00	0.00	-0.00
SellerG=Joseph	-0.00	0.00	0.00	-0.00	-0.00	-0.00
SellerG=Kay	0.02	0.01	0.00	0.01	0.00	0.01
SellerG=Kelly	0.00	0.00	-0.00	0.00	0.00	0.00
SellerG=Ken	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=LITTLE	0.01	0.00	0.00	-0.00	0.00	0.01
SellerG=LJ	-0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=LLC	-0.00	-0.00	0.00	0.00	-0.00	-0.00
SellerG=Langwell	0.00	0.00	-0.00	0.00	0.00	0.00
SellerG=Le	-0.00	-0.00	0.00	-0.00	-0.00	-0.00
SellerG=Leased	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Leyton	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Lindellas	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Love	0.01	0.01	0.01	0.00	0.01	0.00
SellerG=Lucas	-0.00	-0.00	0.00	0.00	-0.00	-0.00

Variable	Segment 1	Segment 2	Segment 3	Segment 4	Segment 5	Segment 6
SellerG=Luxe	-0.00	-0.00	0.00	-0.00	-0.00	0.00
SellerG=Luxton	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=M.J	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=MICM	0.01	0.00	-0.00	-0.00	-0.00	0.01
SellerG=Maddison	0.00	0.00	-0.00	0.00	0.00	0.00
SellerG=Mandy	0.00	0.00	-0.00	0.00	0.00	0.00
SellerG=Marshall	0.04	0.06	0.01	0.11	0.01	0.04
SellerG=Mason	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Matthew	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Max	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=McDonald	0.01	0.00	0.00	0.00	0.00	0.00
SellerG=McGrath	0.02	0.02	0.02	0.01	0.01	0.02
SellerG=McLennan	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=McNaughton	-0.00	-0.00	0.00	-0.00	0.00	-0.00
SellerG=Meadows	-0.00	-0.00	0.00	0.00	-0.00	-0.00
SellerG=Melbourne	-0.00	-0.00	0.00	-0.00	0.00	0.00
SellerG=Metro	-0.00	-0.00	0.00	-0.00	0.00	-0.00
SellerG=Miles	0.01	0.01	0.02	0.02	0.02	0.02
SellerG=Millership	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Moonee	-0.00	0.00	0.01	0.00	0.00	0.00
SellerG=Morleys	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Morrison	-0.00	0.00	0.00	0.00	0.01	0.00
SellerG=Naison	-0.00	0.00	0.00	-0.00	-0.00	-0.00
SellerG=Nardella	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Nelson	0.13	0.21	0.10	0.09	0.09	0.10
SellerG>New	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Nguyen	-0.00	-0.00	0.00	-0.00	0.00	-0.00
SellerG=Nicholson	0.00	0.00	0.00	-0.00	-0.00	0.00
SellerG=Nick	0.00	0.00	0.00	0.01	0.00	0.00
SellerG=Noel	0.01	0.01	0.02	0.02	0.02	0.02
SellerG=North	-0.00	-0.00	0.00	0.00	-0.00	-0.00
SellerG=O'Brien	0.00	-0.00	0.00	0.00	0.01	0.00
SellerG=O'Donoghues	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Oak	-0.00	-0.00	0.00	-0.00	-0.00	0.00
SellerG=Obrien	0.00	-0.00	0.00	0.00	0.00	-0.00
SellerG=One	0.00	-0.00	0.00	0.00	0.00	-0.00
SellerG=Oriental	-0.00	-0.00	0.00	-0.00	0.00	-0.00
SellerG=Owen	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=PRD	-0.00	-0.00	0.00	-0.00	0.00	-0.00
SellerG=Pagan	0.02	-0.00	0.00	-0.00	0.00	0.00
SellerG=Parkes	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Parkinson	-0.00	0.00	0.00	-0.00	-0.00	-0.00
SellerG=Paul	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Peter	0.01	0.00	0.00	0.00	0.00	0.00
SellerG=Philip	-0.00	0.00	0.01	0.00	0.01	0.00
SellerG=Point	-0.00	-0.00	0.00	-0.00	0.00	-0.00
SellerG=Pride	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Prime	-0.00	-0.00	0.00	-0.00	0.00	-0.00
SellerG=Private/Tiern	-0.00	-0.00	0.00	0.00	-0.00	-0.00
SellerG=Prof.	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Property	-0.00	-0.00	0.00	-0.00	-0.00	0.00
SellerG=Propertyau	-0.00	-0.00	0.00	-0.00	0.00	-0.00

Variable	Segment 1	Segment 2	Segment 3	Segment 4	Segment 5	Segment 6
SellerG=Prowse	-0.00	-0.00	0.00	-0.00	-0.00	0.00
SellerG=Purplebricks	-0.00	0.00	0.00	0.00	0.01	0.00
SellerG=R&H	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Re	-0.00	0.00	-0.00	0.00	0.00	0.00
SellerG=REMAX	-0.00	-0.00	0.00	-0.00	0.00	-0.00
SellerG=RT	0.01	0.01	0.01	0.02	0.01	0.02
SellerG=RW	-0.00	0.00	0.00	0.01	0.01	0.00
SellerG=Raine	0.02	0.01	0.01	0.00	0.01	0.01
SellerG=Raine&Horne	0.00	0.00	-0.00	0.00	0.00	0.00
SellerG=Ray	0.03	0.02	0.05	0.05	0.09	0.03
SellerG=Reach	-0.00	-0.00	0.00	-0.00	-0.00	0.00
SellerG=Real	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Red	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Redina	0.00	0.00	-0.00	0.00	0.00	0.00
SellerG=Reed	-0.00	-0.00	0.00	-0.00	0.00	-0.00
SellerG=Reliance	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Rendina	0.01	0.01	0.00	0.01	0.00	0.01
SellerG=Ristic	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Rodney	0.01	0.00	-0.00	0.00	0.00	0.00
SellerG=Roger	-0.00	0.00	0.00	-0.00	-0.00	-0.00
SellerG=Rosin	-0.00	-0.00	0.00	-0.00	-0.00	0.00
SellerG=Ross	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Rounds	0.00	0.00	-0.00	0.00	0.00	0.00
SellerG=S&L	-0.00	0.00	0.00	-0.00	0.00	0.00
SellerG=SN	-0.00	-0.00	0.00	0.00	-0.00	-0.00
SellerG=Schroeder	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Scott	0.00	0.00	-0.00	0.00	0.00	0.00
SellerG=Sell	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Smart	-0.00	-0.00	0.00	-0.00	-0.00	-0.00
SellerG=Sotheby's	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Steveway	-0.00	0.00	0.00	-0.00	-0.00	-0.00
SellerG=Stockdale	-0.00	0.00	0.02	0.00	0.02	0.00
SellerG=Sweeney	0.01	0.02	0.03	0.01	0.02	0.01
SellerG=Sweeney/Advan	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=TRUE	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=The	-0.00	-0.00	0.00	-0.00	0.00	-0.00
SellerG=Thomas	0.00	0.00	-0.00	0.00	0.00	0.00
SellerG=Thomson	-0.00	0.00	0.00	0.00	0.00	0.01
SellerG=Tiernan's	-0.00	-0.00	0.00	-0.00	0.00	-0.00
SellerG=Tim	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Trimson	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Triwest	-0.00	0.00	0.00	-0.00	0.00	0.00
SellerG=Upper	-0.00	-0.00	0.00	0.00	-0.00	-0.00
SellerG=VICPROP	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Vic	-0.00	-0.00	0.00	-0.00	0.00	-0.00
SellerG=Victory	-0.00	-0.00	0.00	-0.00	0.00	-0.00
SellerG=Village	0.00	0.02	0.01	0.01	0.01	0.01
SellerG=W.B.	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=WHITEFOX	-0.00	0.00	0.00	-0.00	-0.00	-0.00
SellerG=Walsh	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Walshe	-0.00	0.00	0.00	-0.00	0.00	0.00
SellerG=Weda	-0.00	0.00	0.00	0.00	0.00	0.00

Variable	Segment 1	Segment 2	Segment 3	Segment 4	Segment 5	Segment 6
SellerG=Weston	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Westside	-0.00	-0.00	0.00	-0.00	0.00	-0.00
SellerG=White	-0.00	0.00	0.00	-0.00	-0.00	-0.00
SellerG=Whiting	0.01	0.00	-0.00	0.00	0.00	0.00
SellerG=William	0.00	0.00	0.00	-0.00	0.00	0.00
SellerG=Williams	0.01	0.01	0.01	0.01	0.00	0.01
SellerG=Wilson	0.01	0.00	-0.00	0.00	0.00	0.00
SellerG=Win	-0.00	-0.00	0.00	-0.00	0.00	0.00
SellerG=Wood	-0.00	-0.00	0.00	-0.00	-0.00	0.00
SellerG=Woodards	0.05	0.02	0.03	0.02	0.02	0.03
SellerG=Xynergy	-0.00	-0.00	0.00	-0.00	0.00	-0.00
SellerG=YPA	0.00	0.00	0.02	0.00	0.03	0.00
SellerG=Zahn	-0.00	-0.00	0.00	0.00	-0.00	-0.00
SellerG=buyMyplace	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=hockingstuart	0.06	0.07	0.07	0.07	0.08	0.13
SellerG=iOne	-0.00	-0.00	0.00	-0.00	0.00	-0.00
SellerG=iProperty	-0.00	-0.00	0.00	-0.00	0.00	-0.00
SellerG=iSell	-0.00	0.00	-0.00	-0.00	0.00	0.00
SellerG=iTRAK	-0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Abbotsford	0.01	0.01	-0.00	0.00	0.00	0.00
Suburb=Aberfeldie	-0.00	0.00	0.00	0.01	0.00	0.00
Suburb=Airport West	-0.00	-0.00	0.01	0.00	0.01	0.00
Suburb=Albanvale	-0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Albert Park	0.00	0.02	0.00	0.00	0.00	0.00
Suburb=Albion	0.01	0.00	0.01	0.00	0.00	0.00
Suburb=Alphington	-0.00	0.00	0.00	0.01	0.00	0.00
Suburb=Altona	-0.00	0.00	0.02	0.00	0.01	0.00
Suburb=Altona Meadows	-0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Altona North	-0.00	-0.00	0.02	0.00	0.01	0.00
Suburb=Ardeer	-0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Armadale	0.02	0.01	0.00	0.00	0.00	0.01
Suburb=Ascot Vale	0.01	0.02	0.01	0.01	0.00	0.01
Suburb=Ashburton	-0.00	0.00	0.01	0.01	0.00	0.00
Suburb=Ashwood	0.00	0.00	0.01	0.01	0.00	0.00
Suburb=Aspendale	-0.00	-0.00	0.00	0.00	0.00	-0.00
Suburb=Aspendale Garden	-0.00	-0.00	-0.00	-0.00	0.00	-0.00
Suburb=Attwood	0.00	-0.00	-0.00	-0.00	0.00	0.00
Suburb=Avondale Heights	-0.00	-0.00	0.02	0.00	0.01	0.00
Suburb=Balaclava	0.01	0.00	-0.00	0.00	0.00	0.01
Suburb=Balwyn	-0.00	0.00	0.00	0.02	0.00	0.01
Suburb=Balwyn North	0.00	0.01	0.01	0.04	0.01	0.00
Suburb=Bayswater	0.00	-0.00	-0.00	0.00	0.00	0.00
Suburb=Bayswater North	-0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Beaumaris	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Bellfield	-0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Bentleigh	0.00	0.00	0.02	0.02	0.01	0.01
Suburb=Bentleigh East	0.00	0.00	0.03	0.03	0.03	0.01
Suburb=Black Rock	-0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Blackburn	-0.00	0.00	0.01	0.00	0.00	0.00
Suburb=Blackburn North	0.00	-0.00	0.00	0.00	0.00	0.00
Suburb=Blackburn South	0.01	0.00	0.00	0.00	0.00	0.00
Suburb=Bonbeach	-0.00	-0.00	-0.00	0.00	0.00	-0.00

Variable	Segment 1	Segment 2	Segment 3	Segment 4	Segment 5	Segment 6
Suburb=Boronia	-0.00	0.00	-0.00	0.00	0.00	0.00
Suburb=Box Hill	0.00	0.00	0.00	0.01	0.00	0.01
Suburb=Braybrook	0.01	0.00	0.01	0.00	0.01	0.00
Suburb=Briar Hill	0.00	-0.00	0.00	0.00	0.00	0.00
Suburb=Brighton	0.00	0.01	0.00	0.03	0.01	0.01
Suburb=Brighton East	0.00	0.01	0.01	0.03	0.01	0.01
Suburb=Broadmeadows	-0.00	-0.00	0.01	-0.00	0.00	0.00
Suburb=Brooklyn	0.00	-0.00	0.00	-0.00	0.00	0.00
Suburb=Brunswick	0.01	0.05	0.00	0.01	0.00	0.02
Suburb=Brunswick East	0.01	0.01	0.00	0.00	0.00	0.01
Suburb=Brunswick West	0.00	0.01	0.01	0.01	0.00	0.01
Suburb=Bulleen	0.00	0.00	0.01	0.01	0.01	0.00
Suburb=Bundoora	0.00	0.00	0.01	0.00	0.00	0.00
Suburb=Burnley	-0.00	0.00	0.00	0.00	0.00	-0.00
Suburb=Burnside	0.00	-0.00	-0.00	-0.00	0.00	-0.00
Suburb=Burnside Heights	-0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Burwood	0.00	0.00	0.01	0.01	0.01	0.00
Suburb=Burwood East	-0.00	-0.00	0.00	0.00	0.00	0.00
Suburb=Cairnlea	-0.00	-0.00	0.00	-0.00	0.00	-0.00
Suburb=Camberwell	0.01	0.01	0.00	0.02	0.00	0.01
Suburb=Campbellfield	-0.00	-0.00	0.00	-0.00	0.00	-0.00
Suburb=Canterbury	0.01	0.00	0.00	0.01	0.00	0.00
Suburb=Carlton	0.02	0.01	-0.00	0.00	0.00	0.01
Suburb=Carlton North	0.01	0.01	0.00	0.00	0.00	0.00
Suburb=Carnegie	-0.00	0.01	0.00	0.01	0.01	0.02
Suburb=Caroline Springs	0.00	-0.00	-0.00	0.00	0.00	-0.00
Suburb=Caulfield	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Caulfield East	0.00	-0.00	0.00	0.00	-0.00	0.00
Suburb=Caulfield North	0.00	0.00	-0.00	0.00	-0.00	0.01
Suburb=Caulfield South	0.00	0.01	0.00	0.00	0.00	0.00
Suburb=Chadstone	0.01	0.00	0.00	0.00	0.01	0.00
Suburb=Chelsea	0.00	0.00	-0.00	0.00	0.00	0.00
Suburb=Chelsea Heights	-0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Cheltenham	0.00	-0.00	0.00	0.00	0.01	0.00
Suburb=Clarinda	-0.00	-0.00	0.00	0.00	0.00	-0.00
Suburb=Clayton	-0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Clayton South	-0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Clifton Hill	-0.00	0.01	-0.00	0.00	0.00	0.00
Suburb=Coburg	0.01	0.04	0.01	0.01	0.01	0.01
Suburb=Coburg North	-0.00	0.00	0.01	0.00	0.01	0.00
Suburb=Collingwood	0.02	0.01	0.00	-0.00	0.00	0.01
Suburb=Coolaroo	-0.00	-0.00	-0.00	-0.00	0.00	-0.00
Suburb=Craigieburn	-0.00	0.00	-0.00	0.00	0.01	0.00
Suburb=Cremorne	-0.00	0.01	0.00	0.00	0.00	0.00
Suburb=Croydon	-0.00	0.00	0.00	0.00	0.01	0.00
Suburb=Croydon Hills	-0.00	-0.00	-0.00	-0.00	0.00	-0.00
Suburb=Croydon North	-0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Dallas	-0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Dandenong	0.00	-0.00	-0.00	0.00	0.00	0.00
Suburb=Dandenong North	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Deepdene	0.00	-0.00	0.00	0.00	-0.00	-0.00
Suburb=Deer Park	0.00	-0.00	0.00	0.00	0.00	-0.00

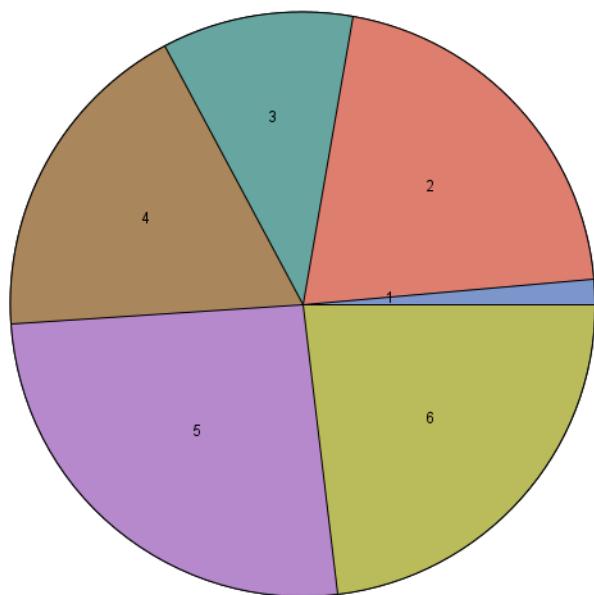
Variable	Segment 1	Segment 2	Segment 3	Segment 4	Segment 5	Segment 6
Suburb=Delahey	-0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Derrimut	0.00	0.00	-0.00	0.00	0.00	0.00
Suburb=Diggers Rest	0.00	0.00	-0.00	-0.00	0.00	0.00
Suburb=Dingley Village	-0.00	0.00	0.00	0.00	0.01	0.00
Suburb=Docklands	-0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Doncaster	0.00	0.00	0.01	0.02	0.01	0.00
Suburb=Doncaster East	-0.00	0.00	0.00	0.01	0.00	0.00
Suburb=Donvale	-0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Eaglemont	-0.00	0.00	0.00	0.00	0.00	0.00
Suburb=East Melbourne	0.00	0.00	0.00	0.00	0.00	0.01
Suburb=Edithvale	-0.00	-0.00	0.00	-0.00	0.00	-0.00
Suburb=Elsternwick	0.00	0.01	0.00	0.01	0.00	0.01
Suburb=Eltham	-0.00	-0.00	0.00	0.00	0.01	0.00
Suburb=Eltham North	0.00	-0.00	-0.00	0.00	0.00	-0.00
Suburb=Elwood	0.02	0.01	-0.00	0.00	0.00	0.03
Suburb=Epping	0.00	0.00	0.00	0.00	0.01	0.00
Suburb=Essendon	0.00	0.02	0.01	0.02	0.01	0.03
Suburb=Essendon North	0.01	0.00	0.00	0.00	0.00	0.00
Suburb=Essendon West	-0.00	0.00	0.01	0.00	0.00	0.00
Suburb=Fairfield	-0.00	0.01	0.00	0.00	0.00	0.00
Suburb=Fawkner	0.00	0.00	0.02	0.00	0.02	0.00
Suburb=Ferntree Gully	-0.00	-0.00	0.00	0.00	0.01	-0.00
Suburb=Fitzroy	0.03	0.01	-0.00	0.00	0.00	0.01
Suburb=Fitzroy North	0.03	0.02	-0.00	0.00	0.00	0.00
Suburb=Flemington	0.00	0.01	0.00	0.00	0.00	0.01
Suburb=Footscray	0.02	0.02	0.00	0.00	0.01	0.02
Suburb=Forest Hill	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Gardenvale	-0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Gladstone Park	0.00	0.00	0.01	0.00	0.00	0.00
Suburb=Glen Huntly	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Glen Iris	0.01	0.02	0.01	0.03	0.00	0.02
Suburb=Glen Waverley	-0.00	0.00	0.00	0.01	0.00	0.00
Suburb=Glenroy	0.01	0.00	0.03	0.00	0.02	0.01
Suburb=Gowanbrae	0.00	0.00	-0.00	0.00	0.01	0.00
Suburb=Greensborough	0.00	0.00	0.00	0.00	0.01	0.00
Suburb=Greenvale	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Hadfield	-0.00	0.00	0.01	0.00	0.01	0.00
Suburb=Hampton	0.01	0.00	0.01	0.02	0.01	0.01
Suburb=Hampton East	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Hawthorn	0.05	0.02	0.00	0.01	0.00	0.03
Suburb=Hawthorn East	0.02	0.01	0.00	0.01	0.00	0.01
Suburb=Heathmont	-0.00	-0.00	0.00	0.00	0.00	0.00
Suburb=Heidelberg	0.01	0.00	0.00	0.00	0.01	0.00
Suburb=Heidelberg Heigh	0.00	0.01	0.01	0.00	0.01	0.00
Suburb=Heidelberg West	-0.00	0.00	0.02	0.00	0.01	0.00
Suburb=Highett	-0.00	0.00	0.01	0.00	0.00	0.00
Suburb=Hillside	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Hoppers Crossing	0.01	0.00	0.00	0.00	0.01	0.00
Suburb=Hughesdale	-0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Huntingdale	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Ivanhoe	0.00	0.01	0.01	0.01	0.01	0.01
Suburb=Ivanhoe East	0.00	0.00	0.00	0.00	0.00	0.00

Variable	Segment 1	Segment 2	Segment 3	Segment 4	Segment 5	Segment 6
Suburb=Jacana	-0.00	-0.00	0.01	-0.00	0.01	0.00
Suburb=Kealba	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Keilor	0.00	-0.00	0.00	0.00	0.00	-0.00
Suburb=Keilor Downs	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Keilor East	0.01	-0.00	0.02	0.01	0.02	0.00
Suburb=Keilor Lodge	0.00	-0.00	-0.00	-0.00	0.00	-0.00
Suburb=Keilor Park	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Kensington	0.08	0.02	0.00	0.00	0.00	0.01
Suburb=Kew	0.01	0.01	0.00	0.02	0.00	0.02
Suburb=Kew East	0.01	0.00	0.00	0.01	0.00	0.00
Suburb=Keysborough	-0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Kilsyth	-0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Kings Park	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Kingsbury	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Kingsville	-0.00	0.01	0.00	0.00	0.00	0.00
Suburb=Knoxfield	-0.00	-0.00	-0.00	0.00	0.00	-0.00
Suburb=Kooyong	0.00	0.00	-0.00	-0.00	0.00	0.00
Suburb=Lalor	-0.00	0.00	0.01	0.00	0.01	0.00
Suburb=Lower Plenty	0.00	0.00	-0.00	0.00	0.00	0.00
Suburb=Maidstone	0.02	0.00	0.02	0.00	0.01	0.01
Suburb=Malvern	0.01	0.01	-0.00	0.01	0.00	0.01
Suburb=Malvern East	0.01	0.01	0.00	0.02	0.01	0.01
Suburb=Maribyrnong	0.03	0.00	0.00	0.01	0.01	0.01
Suburb=McKinnon	0.00	0.00	0.00	0.00	0.00	-0.00
Suburb=Meadow Heights	-0.00	-0.00	0.00	0.00	0.00	-0.00
Suburb=Melbourne	0.01	0.00	0.00	0.00	0.00	0.01
Suburb=Mentone	0.01	-0.00	-0.00	0.00	0.01	0.00
Suburb=Mernda	0.00	-0.00	-0.00	-0.00	0.00	-0.00
Suburb=Middle Park	0.00	0.01	0.00	0.00	0.00	0.00
Suburb=Mill Park	-0.00	-0.00	0.00	0.00	0.01	0.00
Suburb=Mitcham	0.00	-0.00	0.00	0.00	0.01	0.00
Suburb=Mont Albert	0.01	0.00	0.00	0.01	0.00	0.00
Suburb=Montmorency	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Moonee Ponds	0.00	0.02	0.01	0.02	0.00	0.01
Suburb=Moorabbin	0.00	-0.00	0.01	0.00	0.01	0.00
Suburb=Mordialloc	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Mount Waverley	-0.00	0.00	0.01	0.01	0.00	0.00
Suburb=Mulgrave	-0.00	-0.00	0.00	0.00	0.01	-0.00
Suburb=Murrumbeena	0.01	0.00	0.01	0.01	0.01	0.01
Suburb=Newport	0.00	0.02	0.02	0.01	0.01	0.00
Suburb=Niddrie	0.00	0.00	0.02	0.01	0.01	0.00
Suburb=Noble Park	0.00	-0.00	-0.00	0.00	0.00	-0.00
Suburb=North Melbourne	0.01	0.01	0.00	0.00	0.00	0.02
Suburb=North Warrandyte	0.00	-0.00	-0.00	0.00	0.00	-0.00
Suburb=Northcote	-0.00	0.04	0.00	0.01	0.00	0.01
Suburb=Notting Hill	-0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Nunawading	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Oak Park	0.00	0.00	0.01	0.01	0.01	0.00
Suburb=Oakleigh	-0.00	0.00	0.01	0.01	0.01	0.00
Suburb=Oakleigh East	0.00	0.00	0.00	-0.00	0.00	-0.00
Suburb=Oakleigh South	-0.00	0.00	0.01	0.00	0.01	0.00
Suburb=Ormond	-0.00	0.00	0.01	0.01	0.00	0.01

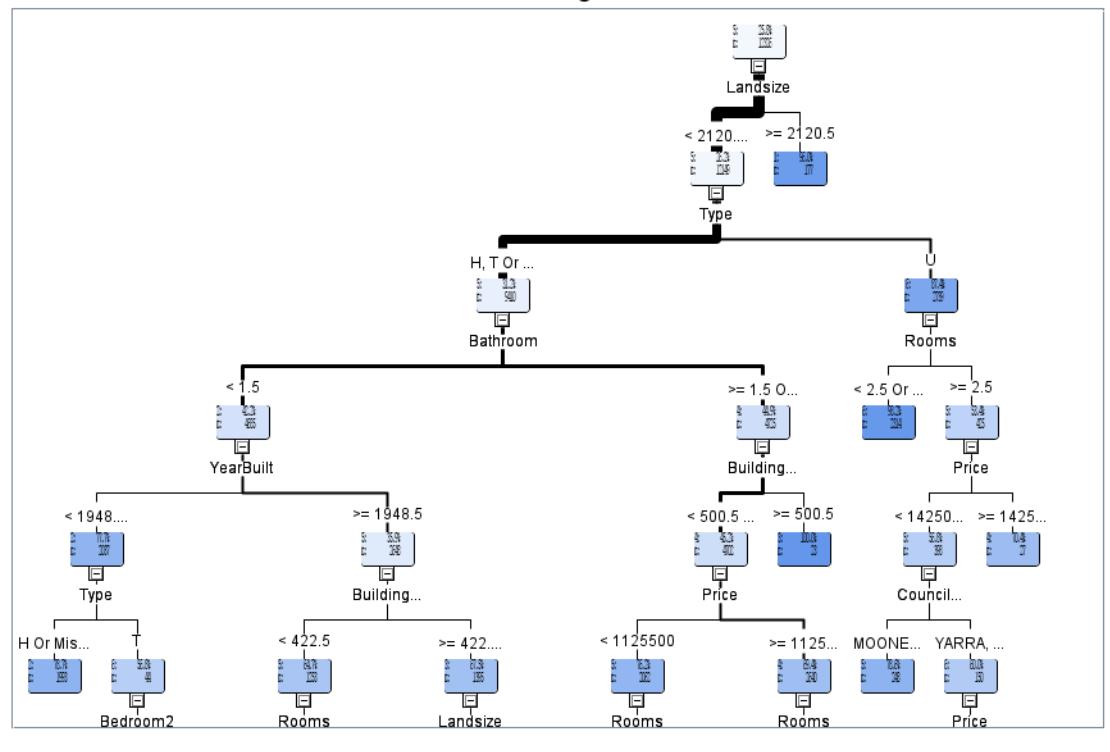
Variable	Segment 1	Segment 2	Segment 3	Segment 4	Segment 5	Segment 6
Suburb=Parkdale	-0.00	-0.00	-0.00	0.00	0.01	0.00
Suburb=Parkville	0.06	0.00	0.00	0.00	0.00	0.00
Suburb=Pascoe Vale	-0.00	0.01	0.03	0.01	0.01	0.01
Suburb=Plumpton	0.00	-0.00	-0.00	-0.00	0.00	0.00
Suburb=Point Cook	0.00	-0.00	0.00	0.00	0.00	-0.00
Suburb=Port Melbourne	0.06	0.02	0.00	0.01	0.00	0.02
Suburb=Prahran	0.02	0.02	0.00	0.00	0.00	0.02
Suburb=Preston	0.01	0.05	0.02	0.01	0.01	0.01
Suburb=Princes Hill	0.00	0.00	-0.00	0.00	0.00	0.00
Suburb=Richmond	0.09	0.05	0.00	0.00	0.00	0.03
Suburb=Ringwood	0.00	0.00	0.00	0.00	0.01	0.00
Suburb=Ringwood East	0.00	-0.00	-0.00	0.00	0.00	-0.00
Suburb=Ringwood North	0.00	-0.00	0.00	0.00	0.00	0.00
Suburb=Ripponlea	0.00	0.00	-0.00	0.00	-0.00	0.00
Suburb=Rockbank	0.00	-0.00	-0.00	-0.00	0.00	0.00
Suburb=Rosanna	0.00	0.00	0.01	0.01	0.01	0.00
Suburb=Rowville	0.00	-0.00	0.00	0.00	0.00	-0.00
Suburb=Roxburgh Park	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Sandringham	0.00	0.00	-0.00	0.01	0.00	0.00
Suburb=Scoresby	0.00	-0.00	0.00	-0.00	0.00	-0.00
Suburb=Seabrook	-0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Seaholme	-0.00	-0.00	0.00	0.00	0.00	0.00
Suburb=Seddon	0.00	0.02	0.00	0.00	0.00	0.00
Suburb=South Kingsville	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=South Melbourne	0.01	0.02	0.00	0.00	0.00	0.01
Suburb=South Morang	0.00	0.00	0.00	0.00	0.01	0.00
Suburb=South Yarra	0.02	0.02	0.00	0.00	0.00	0.04
Suburb=Southbank	0.05	0.00	-0.00	0.00	0.00	0.01
Suburb=Spotswood	-0.00	0.00	0.01	0.00	0.00	0.00
Suburb=Springvale	0.00	-0.00	0.00	-0.00	0.00	-0.00
Suburb=Springvale South	-0.00	0.00	0.00	0.00	0.00	0.00
Suburb=St Albans	-0.00	0.00	0.00	-0.00	0.00	0.00
Suburb=St Helena	-0.00	0.00	0.00	0.00	0.00	0.00
Suburb=St Kilda	0.05	0.01	0.00	0.01	0.00	0.04
Suburb=Strathmore	0.00	0.00	0.01	0.01	0.01	0.00
Suburb=Strathmore Heigh	-0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Sunshine	0.00	0.00	0.04	0.00	0.01	0.00
Suburb=Sunshine North	-0.00	0.00	0.03	0.00	0.01	0.00
Suburb=Sunshine West	-0.00	0.00	0.02	0.00	0.02	0.00
Suburb=Surrey Hills	0.00	0.00	0.00	0.02	0.00	0.01
Suburb=Sydenham	0.00	0.00	-0.00	0.00	0.00	0.00
Suburb=Tarneit	0.00	-0.00	0.00	0.00	0.00	-0.00
Suburb=Taylors Hill	-0.00	-0.00	0.00	0.00	0.00	-0.00
Suburb=Taylors Lakes	-0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Templestowe	-0.00	0.00	0.00	0.01	0.00	0.00
Suburb=Templestowe Lowe	0.00	-0.00	0.01	0.02	0.01	0.00
Suburb=The Basin	-0.00	-0.00	-0.00	-0.00	0.00	-0.00
Suburb=Thomastown	-0.00	0.00	0.01	0.00	0.00	0.00
Suburb=Thornbury	0.01	0.03	0.00	0.00	0.00	0.02
Suburb=Toorak	0.01	0.01	0.00	0.01	0.00	0.02
Suburb=Travancore	0.00	0.00	-0.00	0.00	-0.00	0.00
Suburb=Truganina	0.00	0.00	-0.00	0.00	0.00	0.00

Variable	Segment 1	Segment 2	Segment 3	Segment 4	Segment 5	Segment 6
Suburb=Tullamarine	-0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Vermont	0.00	-0.00	-0.00	0.00	0.00	-0.00
Suburb=Vermont South	0.00	-0.00	-0.00	0.00	0.00	-0.00
Suburb=Viewbank	0.00	0.00	0.00	0.01	0.01	0.00
Suburb=Wantirna	0.00	0.00	0.00	0.00	0.00	-0.00
Suburb=Wantirna South	-0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Warrandyte	0.01	0.00	-0.00	0.00	0.00	0.00
Suburb=Waterways	0.00	-0.00	-0.00	-0.00	0.00	-0.00
Suburb=Watsonia	0.00	0.00	0.01	0.00	0.01	0.00
Suburb=Watsonia North	0.00	-0.00	0.00	0.00	0.00	-0.00
Suburb=Werribee	-0.00	0.00	0.01	0.00	0.01	0.00
Suburb=West Footscray	0.01	0.01	0.01	0.00	0.01	0.01
Suburb=West Melbourne	-0.00	0.00	0.00	0.00	0.00	0.01
Suburb=Westmeadows	-0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Wheelers Hill	-0.00	-0.00	0.00	0.01	0.00	-0.00
Suburb=Williams Landing	0.00	-0.00	0.00	-0.00	0.00	-0.00
Suburb=Williamstown	0.00	0.01	0.01	0.01	0.01	0.01
Suburb=Williamstown Nor	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Windsor	-0.00	0.01	-0.00	0.00	0.00	0.01
Suburb=Wollert	0.00	-0.00	-0.00	-0.00	0.00	-0.00
Suburb=Wyndham Vale	-0.00	-0.00	-0.00	-0.00	0.00	-0.00
Suburb=Yallambie	0.00	0.00	0.00	0.00	0.01	0.00
Suburb=Yarraville	0.00	0.03	0.01	0.01	0.01	0.01
Type=h	0.10	0.96	0.98	0.94	0.72	0.07
Type=t	0.05	0.02	0.00	0.05	0.20	0.09
Type=u	0.85	0.02	0.02	0.01	0.08	0.84

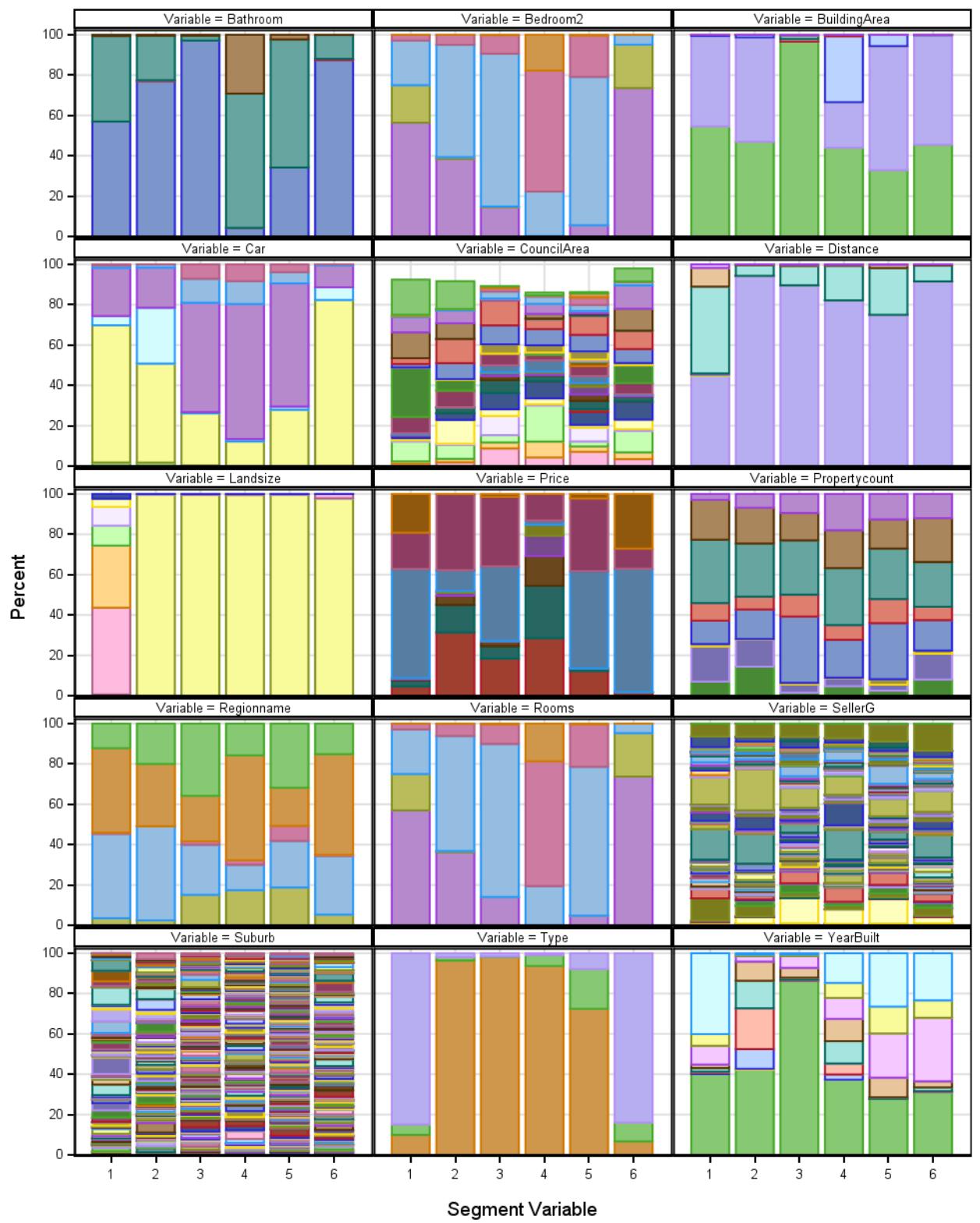
SAS Enterprise Miner Report
Node=Centroid Clustering
Segment Size



SAS Enterprise Miner Report
 Node=Centroid Clustering
 Tree Diagram



SAS Enterprise Miner Report
Node=Centroid Clustering
Segment Plot



SAS Enterprise Miner Report

Node=Ward Clustering Summary

Node id = Clus
 Node label = Ward Clustering
 Meta path = Ids3 => Filter => Clus
 Notes =

Node=Ward Clustering Properties

Property	Value	Default	Property	Value	Default	Property	Value	Default
Component	Cluster		FinalMaxNum	20		MissingNominal	DEFAULT	
AutomaticMaxNum	50		HideVariable	Y		MissingOrdinal	DEFAULT	
AutomaticMethod	WARD		ImputationMethod	NONE		NominalEncoding	GLM	
AutomaticMinNum	2		Initial	DEFAULT		NumberClusterMethod	AUTOMATIC	
Bins	100		Learn	.		OrdinalEncoding	RANK	
CCCCutOff	3		LearnFinal	0.02		Radius	0	
ClusterGraphs	Y		LearnInitial	0.5		Stdize	STD	
Clusvar	_SEGMENT_		LearnSteps	1000		Summary	N	
ClusvarLabel	Segment Variable		MaxC	10		TrainDefaults	Y	
ClusvarRole	SEGMENT		MaxIter	10		TreeProfile	Y	
DistancePlot	Y		MaxSteps	1200		XConv	0.0001	
Drift	N		MissingInterval	DEFAULT				

Node=Ward Clustering Variable Summary

Role	Level	Frequency Count	Name
INPUT	INTERVAL	10	Bathroom Bedroom2 BuildingArea Car Distance Landsize Price Propertycount Rooms YearBuilt
INPUT	NOMINAL	6	CouncilArea Method Regionname SellerG Suburb Type

Node=Ward Clustering Mean Statistics

Variable	Segment 1	Segment 2	Segment 3	Segment 4	Segment 5	Segment 6	Segment 7	Segment 8	Segment 9	Segment 10	Segment 11
Clustering Criterion	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12
Maximum Relative Change in Cluster Seeds	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02
Improvement in Clustering Criterion
Frequency of Cluster	833.00	123.00	664.00	918.00	240.00	334.00	429.00	727.00	793.00	1323.00	1092.00
Root-Mean-Square Standard Deviation	0.14	0.20	0.12	0.11	0.15	0.19	0.13	0.11	0.12	0.12	0.11
Maximum Distance from Cluster Seed	9.76	15.05	8.27	9.05	8.40	21.90	7.62	7.86	8.13	9.38	8.35
Nearest Cluster	20.00	8.00	10.00	19.00	12.00	5.00	12.00	15.00	14.00	3.00	4.00
Distance to Nearest Cluster	2.40	7.76	1.95	2.02	4.76	6.86	2.12	1.73	1.86	1.95	2.22
Bathroom	2.15	1.44	1.13	1.06	2.21	1.03	1.96	1.30	1.03	1.11	1.15
Bedroom2	3.93	2.17	2.91	2.98	4.12	1.98	3.46	2.13	1.60	3.02	2.40
BuildingArea	201.92	87.92	120.16	131.26	575.79	1000.12	184.44	86.96	64.06	119.73	110.45
Car	2.08	1.29	2.83	1.56	2.11	1.32	2.90	1.17	0.97	1.34	0.46
Distance	13.87	5.51	9.92	7.95	14.11	9.39	8.43	6.17	5.65	12.27	4.68
Landsize	628.50	4746.02	550.00	486.63	724.08	434.37	611.34	266.56	246.48	568.09	221.51
Price	988877.45	719571.14	961257.23	1350335.40	1354150.78	945483.79	1908826.34	715048.71	473601.73	834739.69	1210623.91
Propertycount	4229.18	8300.07	5040.53	10675.83	7757.25	5119.37	6920.71	10252.04	5338.25	4314.58	6893.03
Rooms	3.94	2.18	2.93	3.02	4.10	2.01	3.53	2.13	1.61	3.04	2.44
YearBuilt	1983.26	1995.32	1951.10	1927.47	1970.13	1958.73	1922.93	1979.87	1978.76	1962.11	1904.57
CouncilArea=Banyule	0.15	0.02	0.06	0.01	0.04	0.13	0.02	0.00	0.02	0.16	0.00
CouncilArea=Bayside	0.02	0.02	0.01	0.04	0.04	0.05	0.11	0.05	0.00	0.01	0.00
CouncilArea=Boroondara	-0.00	0.09	0.02	0.14	0.02	0.08	0.27	0.22	0.03	0.01	0.03
CouncilArea=Brimbank	0.12	0.00	0.08	-0.00	0.02	0.04	-0.00	0.00	0.01	0.16	-0.00
CouncilArea=Darebin	0.00	0.02	0.02	0.25	0.02	0.02	0.04	0.08	0.04	0.01	0.06

Segment 12	Segment 13	Segment 14	Segment 15	Segment 16	Segment 17	Segment 18	Segment 19	Segment 20
0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12
0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02
.
726.00	314.00	776.00	439.00	482.00	377.00	631.00	403.00	702.00
0.13	0.16	0.11	0.11	0.15	0.12	0.12	0.12	0.12
8.41	9.53	7.52	7.51	8.55	8.44	8.50	8.41	8.44
7.00	16.00	9.00	8.00	19.00	18.00	17.00	4.00	19.00
2.12	3.56	1.86	1.73	2.79	2.43	2.43	2.02	2.05
2.36	1.63	1.14	1.01	1.60	1.27	2.13	2.00	2.10
4.22	3.33	2.25	1.37	3.25	2.20	3.19	3.44	3.01
240.59	156.48	91.92	57.72	147.92	99.57	152.73	152.27	170.94
1.82	1.98	1.23	0.85	1.87	1.24	1.75	1.63	1.65
9.16	20.21	11.61	4.84	18.90	8.77	9.87	8.97	7.55
625.70	560.86	204.92	202.47	574.79	174.03	265.55	430.78	358.08
2075169.13	961742.82	619280.49	475943.28	658493.34	719220.95	1055354.28	1188720.81	1393568.60
6661.83	5863.29	5144.85	13150.22	11124.11	6673.96	6663.54	11687.26	6181.06
4.26	3.34	2.24	1.37	3.26	2.21	3.22	3.48	3.06
1945.78	1977.22	1982.64	1976.10	1987.63	1997.59	2001.59	1959.32	1990.94
0.05	-0.00	0.09	0.00	0.01	0.07	0.03	0.01	0.03
0.14	0.00	0.08	0.01	-0.00	0.04	0.07	0.02	0.07
0.33	-0.00	0.09	0.10	-0.00	0.05	0.12	0.03	0.17
-0.00	-0.00	0.03	-0.00	0.04	0.02	0.02	0.00	-0.00
0.02	-0.00	0.00	0.09	-0.00	0.04	0.02	0.25	0.02

Variable	Segment 1	Segment 2	Segment 3	Segment 4	Segment 5	Segment 6	Segment 7	Segment 8	Segment 9	Segment 10	Segment 11
CouncilArea=Glen Eira	0.01	0.02	0.06	0.11	0.07	0.11	0.10	0.02	0.08	0.03	0.01
CouncilArea=Greater Dande	0.00	0.00	0.00	0.00	-0.00	-0.00	-0.00	0.00	0.00	0.00	0.00
CouncilArea=Hobsons Bay	0.05	0.00	0.15	0.00	0.02	0.05	0.03	-0.00	0.03	0.04	0.04
CouncilArea=Hume	0.03	-0.00	0.01	0.00	0.01	0.00	-0.00	0.00	0.00	0.05	0.00
CouncilArea=Kingston	0.02	0.01	0.01	-0.00	0.03	0.00	0.00	-0.00	0.00	0.02	-0.00
CouncilArea=Knox	0.03	0.00	0.00	-0.00	0.04	0.01	-0.00	-0.00	-0.00	0.00	-0.00
CouncilArea=Manningham	0.10	0.00	0.01	0.01	0.42	0.01	0.00	0.00	0.00	0.05	0.00
CouncilArea=Maribyrnong	0.05	0.12	0.20	0.01	0.00	0.14	0.04	0.01	0.11	0.06	0.10
CouncilArea=Maroondah	0.03	0.00	0.00	-0.00	0.01	-0.00	-0.00	-0.00	-0.00	0.01	-0.00
CouncilArea=Melbourne	-0.00	0.21	0.00	0.01	0.00	-0.00	0.01	0.08	0.16	0.00	0.09
CouncilArea=Melton	0.03	0.00	0.00	-0.00	-0.00	0.00	0.00	-0.00	-0.00	0.00	0.00
CouncilArea=Monash	0.04	0.00	0.01	0.02	0.09	0.03	0.02	0.01	-0.00	0.04	-0.00
CouncilArea=Moonee Valley	0.13	0.03	0.16	0.06	0.02	0.13	0.09	0.07	0.12	0.11	0.08
CouncilArea=Moreland	0.10	0.04	0.15	0.18	0.03	0.10	0.04	0.08	0.09	0.17	0.12
CouncilArea=Nillumbik	0.02	-0.00	-0.00	-0.00	0.01	0.00	0.00	-0.00	-0.00	0.00	-0.00
CouncilArea=Port Phillip	-0.00	0.12	0.00	0.03	-0.00	0.02	0.06	0.19	0.07	0.00	0.13
CouncilArea=Stonnington	-0.00	0.08	-0.00	0.06	0.01	0.04	0.11	0.14	0.12	0.00	0.08
CouncilArea=Unavailable	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-0.00	0.00
CouncilArea=Whitehorse	0.05	0.01	0.01	0.00	0.09	0.02	0.03	-0.00	0.00	0.06	0.00
CouncilArea=Whittlesea	0.01	0.00	0.01	0.00	0.03	0.01	0.00	-0.00	-0.00	0.00	0.00
CouncilArea=Wyndham	0.00	0.01	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00
CouncilArea=Yarra	-0.00	0.22	0.00	0.06	-0.00	0.01	0.02	0.05	0.11	-0.00	0.24
Method=PI	0.12	0.12	0.11	0.09	0.22	0.06	0.16	0.14	0.14	0.07	0.07
Method=S	0.67	0.54	0.62	0.76	0.63	0.78	0.66	0.69	0.38	0.78	0.72

Segment 12	Segment 13	Segment 14	Segment 15	Segment 16	Segment 17	Segment 18	Segment 19	Segment 20
0.11	-0.00	0.22	0.01	0.01	0.07	0.14	0.17	0.11
0.00	0.23	0.00	0.00	-0.00	-0.00	0.00	-0.00	0.00
0.03	-0.00	0.06	-0.00	-0.00	0.03	0.05	0.01	0.06
0.00	-0.00	0.01	-0.00	0.11	0.02	0.00	-0.00	0.00
-0.00	0.44	0.02	-0.00	0.03	0.01	0.02	-0.00	-0.00
-0.00	0.05	0.01	-0.00	0.08	0.00	0.00	-0.00	-0.00
0.01	0.00	0.03	-0.00	0.01	0.02	0.03	0.04	0.00
0.02	-0.00	0.03	0.00	-0.00	0.11	0.07	0.01	0.09
-0.00	-0.00	0.01	-0.00	0.11	-0.00	0.00	-0.00	-0.00
0.02	0.00	0.00	0.14	-0.00	0.06	0.02	0.01	0.06
-0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00	-0.00
0.02	0.29	0.04	-0.00	0.01	0.01	0.04	0.04	0.01
0.07	0.00	0.08	0.02	0.00	0.07	0.10	0.03	0.14
0.02	0.00	0.07	0.05	-0.00	0.21	0.09	0.23	0.03
-0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.00	-0.00
0.04	0.00	0.00	0.26	0.00	0.02	0.03	0.01	0.06
0.06	-0.00	0.05	0.22	-0.00	0.04	0.05	0.04	0.07
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.05	-0.00	0.07	0.00	0.00	0.03	0.04	0.00	0.02
-0.00	0.00	0.01	-0.00	0.35	0.01	0.00	0.01	-0.00
0.00	-0.00	0.00	0.00	0.24	0.00	0.00	0.00	0.00
0.01	-0.00	-0.00	0.11	-0.00	0.07	0.03	0.08	0.06
0.19	0.10	0.09	0.15	0.06	0.10	0.13	0.24	0.13
0.60	0.75	0.75	0.52	0.80	0.68	0.63	0.58	0.65

Variable	Segment 1	Segment 2	Segment 3	Segment 4	Segment 5	Segment 6	Segment 7	Segment 8	Segment 9	Segment 10	Segment 11
Method=SP	0.13	0.19	0.21	0.09	0.10	0.09	0.04	0.11	0.27	0.12	0.12
Method=VB	0.08	0.15	0.06	0.06	0.05	0.07	0.13	0.07	0.22	0.04	0.09
Regionname=Eastern Metropolitan	0.35	0.03	0.07	0.04	0.70	0.15	0.04	0.02	0.02	0.22	0.00
Regionname=Northern Metropolitan	0.17	0.41	0.21	0.50	0.08	0.16	0.12	0.24	0.42	0.26	0.52
Regionname=South-Eastern Metropo	0.00	0.01	0.00	0.00	0.02	-0.00	-0.00	0.00	0.00	-0.00	0.00
Regionname=Southern Metropolitan	0.10	0.40	0.13	0.38	0.15	0.34	0.69	0.67	0.33	0.12	0.29
Regionname=Western Metropolitan	0.38	0.15	0.59	0.08	0.05	0.35	0.15	0.08	0.23	0.39	0.19
SellerG=@Realty	0.00	-0.00	0.00	0.00	-0.00	-0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=ASL	-0.00	0.00	-0.00	0.00	0.01	0.00	0.00	-0.00	-0.00	0.00	0.00
SellerG=Abercromby's	0.00	-0.00	0.00	0.00	-0.00	-0.00	0.00	0.00	0.00	-0.00	0.00
SellerG=Ace	0.00	-0.00	0.00	0.00	-0.00	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Alexkarbon	0.00	-0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.01	0.00	0.01
SellerG=Allens	0.00	-0.00	0.00	0.00	-0.00	-0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Anderson	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Appleby	0.00	-0.00	0.00	0.00	-0.00	-0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Area	0.00	0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Ascend	0.00	-0.00	0.00	0.00	-0.00	-0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Assisi	0.00	0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Australian	0.00	-0.00	0.00	0.00	-0.00	-0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Barlow	0.00	-0.00	0.01	0.00	-0.00	0.01	0.00	0.00	0.00	0.00	0.01
SellerG=Barry	0.17	0.01	0.07	0.05	0.25	0.09	0.01	0.02	0.02	0.19	0.01
SellerG=Bayside	-0.00	-0.00	-0.00	-0.00	0.00	0.00	0.00	-0.00	-0.00	0.00	-0.00
SellerG=Bekdon	0.00	0.00	0.00	0.00	-0.00	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Beller	0.00	0.01	0.00	0.00	-0.00	-0.00	-0.00	0.00	0.01	-0.00	0.00

Segment 12	Segment 13	Segment 14	Segment 15	Segment 16	Segment 17	Segment 18	Segment 19	Segment 20
0.08	0.13	0.11	0.16	0.12	0.14	0.13	0.10	0.11
0.14	0.03	0.05	0.17	0.02	0.08	0.11	0.08	0.12
0.08	0.00	0.17	0.00	0.22	0.10	0.11	0.10	0.03
0.07	0.00	0.11	0.33	0.46	0.41	0.17	0.59	0.16
0.00	1.00	0.01	-0.00	-0.00	0.00	0.00	-0.00	0.00
0.74	-0.00	0.51	0.65	0.04	0.25	0.49	0.27	0.51
0.11	-0.00	0.20	0.02	0.28	0.23	0.23	0.04	0.29
0.00	-0.00	0.00	-0.00	0.00	-0.00	-0.00	-0.00	0.00
-0.00	0.00	-0.00	0.00	0.00	0.00	-0.00	0.00	-0.00
0.00	-0.00	0.00	0.00	0.00	-0.00	0.00	0.00	0.00
0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.00
0.00	-0.00	0.00	-0.00	-0.00	0.01	0.01	0.00	0.00
0.00	-0.00	0.00	-0.00	-0.00	-0.00	0.00	-0.00	0.00
0.00	-0.00	0.00	-0.00	-0.00	-0.00	0.00	-0.00	0.00
0.00	-0.00	0.00	-0.00	-0.00	-0.00	0.00	-0.00	0.00
0.00	-0.00	0.00	-0.00	-0.00	-0.00	0.00	-0.00	0.00
0.00	-0.00	0.00	-0.00	-0.00	-0.00	0.00	-0.00	0.00
0.00	-0.00	0.00	-0.00	-0.00	-0.00	0.00	-0.00	0.00
0.00	-0.00	0.00	-0.00	-0.00	-0.00	0.00	-0.00	0.00
0.00	-0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00
0.02	0.07	0.09	0.01	0.08	0.06	0.07	0.08	0.02
-0.00	0.00	-0.00	0.00	0.00	0.01	-0.00	0.00	-0.00
0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	-0.00	0.00	0.00	-0.00	0.00	-0.00	0.00	0.00

Variable	Segment 1	Segment 2	Segment 3	Segment 4	Segment 5	Segment 6	Segment 7	Segment 8	Segment 9	Segment 10	Segment 11
SellerG=Bells	0.01	-0.00	0.01	-0.00	-0.00	0.01	0.00	-0.00	-0.00	0.01	-0.00
SellerG=Besser	0.00	-0.00	0.00	0.00	-0.00	-0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Better	0.00	0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Biggin	0.01	0.12	0.04	0.03	0.01	0.01	0.03	0.04	0.03	0.01	0.06
SellerG=Blue	0.00	0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Boutique	0.00	0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Brace	0.00	0.00	0.00	0.00	-0.00	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Brad	0.04	-0.00	0.05	0.02	0.01	0.04	0.02	0.01	0.03	0.06	0.02
SellerG=Buckingham	0.02	-0.00	0.00	-0.00	-0.00	0.00	-0.00	-0.00	-0.00	0.01	-0.00
SellerG=Bullen	-0.00	-0.00	-0.00	-0.00	0.00	0.00	0.00	-0.00	-0.00	0.00	0.00
SellerG=Burnham	-0.00	0.00	0.01	-0.00	-0.00	0.01	0.00	0.00	0.01	0.01	0.00
SellerG=Buxton	0.03	0.05	0.03	0.06	0.07	0.04	0.05	0.04	0.01	0.04	0.01
SellerG=Buxton/Advant	0.00	0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Buxton/Find	0.00	0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=C21	0.00	-0.00	0.00	0.01	0.00	0.01	0.00	0.00	0.00	0.00	0.00
SellerG=Caine	-0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.00
SellerG=Calder	0.00	0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Carter	0.00	0.00	0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Castran	0.00	-0.00	0.00	0.00	-0.00	-0.00	0.00	0.00	0.00	-0.00	0.00
SellerG=Cayzer	0.00	0.00	0.00	0.00	0.00	-0.00	0.01	0.02	0.00	0.00	0.02
SellerG=Century	0.00	-0.00	0.00	0.00	-0.00	-0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Chambers	0.00	0.00	0.00	0.00	-0.00	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Changing	0.00	0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Charlton	0.00	0.00	-0.00	-0.00	-0.00	0.00	0.00	-0.00	-0.00	0.00	-0.00

Variable	Segment 1	Segment 2	Segment 3	Segment 4	Segment 5	Segment 6	Segment 7	Segment 8	Segment 9	Segment 10	Segment 11
SellerG=Chisholm	0.00	0.02	0.00	0.01	0.00	0.00	0.01	0.03	0.00	-0.00	0.01
SellerG=Christopher	0.00	0.00	0.00	0.00	-0.00	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Clairmont	0.00	0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Collins	0.00	0.02	0.00	0.01	0.00	0.00	0.00	0.00	0.01	0.00	0.02
SellerG=Compton	-0.00	-0.00	-0.00	-0.00	0.00	0.00	0.00	-0.00	0.00	0.00	-0.00
SellerG=Conquest	0.00	0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Considine	0.01	-0.00	0.01	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Coventry	0.00	0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Craig	0.00	0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Crane	0.00	0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=D'Aprano	0.00	-0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00
SellerG=Daniel	0.00	0.00	-0.00	-0.00	0.00	0.00	-0.00	-0.00	0.00	0.00	0.00
SellerG=Darras	0.00	0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Darren	0.01	0.00	0.00	0.00	0.00	0.00	-0.00	-0.00	-0.00	0.01	-0.00
SellerG=David	0.00	-0.00	0.00	0.00	-0.00	-0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Del	-0.00	0.00	-0.00	0.00	0.00	0.00	-0.00	-0.00	0.00	0.00	0.00
SellerG=Dingle	0.00	0.02	-0.00	0.00	-0.00	-0.00	-0.00	0.01	0.01	0.00	0.00
SellerG=Direct	0.00	0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Dixon	-0.00	-0.00	-0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Domain	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Douglas	0.01	0.00	0.02	0.00	0.01	0.01	-0.00	0.00	0.00	0.04	0.00
SellerG=Edward	0.00	0.00	0.00	0.00	0.00	-0.00	-0.00	-0.00	0.01	0.00	0.01
SellerG=Elite	0.00	-0.00	0.00	0.00	-0.00	-0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Eview	0.01	0.00	0.01	-0.00	-0.00	0.01	0.00	0.00	-0.00	0.01	-0.00

Segment 12	Segment 13	Segment 14	Segment 15	Segment 16	Segment 17	Segment 18	Segment 19	Segment 20
0.00	0.00	0.00	0.03	0.00	0.01	0.00	0.00	0.01
0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.01	-0.00	-0.00	0.00	0.00	0.01
-0.00	0.00	0.00	0.00	0.00	0.00	-0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
-0.00	0.00	-0.00	0.00	0.00	0.00	-0.00	0.00	-0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
-0.00	0.00	0.01	-0.00	0.01	-0.00	-0.00	-0.00	-0.00
0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.00
-0.00	0.01	-0.00	0.00	0.00	0.00	-0.00	0.00	-0.00
0.00	-0.00	0.00	0.02	-0.00	-0.00	-0.00	0.00	-0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
-0.00	0.00	-0.00	0.00	0.00	0.00	-0.00	0.00	-0.00
0.00	-0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00
0.00	-0.00	0.01	-0.00	-0.00	0.00	0.00	-0.00	0.00
-0.00	-0.00	0.00	-0.00	-0.00	0.01	0.01	-0.00	0.00
0.00	-0.00	0.00	0.00	-0.00	-0.00	-0.00	-0.00	0.00
-0.00	0.01	-0.00	0.00	0.00	0.02	0.01	0.00	-0.00

Variable	Segment 1	Segment 2	Segment 3	Segment 4	Segment 5	Segment 6	Segment 7	Segment 8	Segment 9	Segment 10	Segment 11
SellerG=FN	0.00	0.00	0.00	0.00	-0.00	0.00	-0.00	0.00	0.00	0.01	0.00
SellerG=First	-0.00	0.00	0.00	-0.00	0.00	0.00	0.00	-0.00	-0.00	0.00	0.00
SellerG=Fletchers	0.03	0.01	0.01	0.02	0.05	0.02	0.03	0.02	0.01	0.02	0.01
SellerG=Fletchers/One	0.00	0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Follett	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Frank	0.00	-0.00	0.01	0.00	-0.00	0.00	0.01	0.00	0.00	-0.00	0.00
SellerG=Free	0.00	0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=GL	0.00	-0.00	0.00	0.00	-0.00	0.00	-0.00	0.00	0.00	0.01	0.00
SellerG=Galdon	0.00	-0.00	0.00	0.00	-0.00	-0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Gardiner	0.00	-0.00	0.00	0.00	-0.00	-0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Garvey	-0.00	-0.00	-0.00	0.00	0.00	0.00	0.00	0.00	-0.00	0.00	-0.00
SellerG=Gary	0.00	0.01	0.00	0.01	0.00	0.04	0.01	0.02	0.03	0.00	0.01
SellerG=Geoff	0.00	0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Grantham	0.00	-0.00	0.00	0.00	-0.00	-0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Greg	0.00	0.02	0.02	0.01	0.00	0.02	0.02	0.02	0.03	0.01	0.04
SellerG=Gunn&Co	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	-0.00	-0.00
SellerG=HAR	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	-0.00	-0.00	0.01	-0.00
SellerG=Hall	-0.00	-0.00	-0.00	-0.00	0.00	0.00	0.00	-0.00	-0.00	0.00	-0.00
SellerG=Ham	-0.00	-0.00	-0.00	-0.00	0.00	0.00	0.00	-0.00	-0.00	0.00	-0.00
SellerG=Harcourts	0.01	0.01	0.01	0.01	0.02	0.00	-0.00	0.01	0.00	0.01	0.00
SellerG=Harrington	-0.00	-0.00	-0.00	0.00	-0.00	-0.00	-0.00	0.00	0.00	-0.00	0.01
SellerG=Haughton	0.00	0.00	0.02	0.00	0.00	0.01	-0.00	-0.00	0.00	0.01	-0.00
SellerG=Hayeswinckle	0.00	0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Hodges	0.01	0.00	0.01	0.01	-0.00	0.01	0.02	0.01	0.01	0.00	0.00

Segment 12	Segment 13	Segment 14	Segment 15	Segment 16	Segment 17	Segment 18	Segment 19	Segment 20
0.00	-0.00	0.00	-0.00	0.00	0.00	0.00	-0.00	0.00
-0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	-0.00
0.06	0.01	0.04	0.00	0.02	0.01	0.03	0.01	0.03
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	-0.00	0.00	0.00	0.00	0.01	0.01	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	-0.00	0.00	-0.00	0.00	-0.00	0.00	-0.00	0.00
0.00	-0.00	0.00	0.00	-0.00	-0.00	-0.00	-0.00	0.00
0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.00
0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00
0.02	0.01	0.04	0.02	-0.00	0.02	0.02	0.01	0.02
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.00
0.02	0.01	0.01	0.03	0.01	0.01	0.02	0.00	0.04
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.01	0.01	0.00	0.03	0.00	-0.00	0.00	-0.00
-0.00	0.01	-0.00	0.00	0.00	0.00	0.00	0.00	-0.00
-0.00	0.00	0.00	0.00	0.00	0.00	-0.00	0.00	-0.00
-0.00	0.04	0.01	0.03	0.09	0.01	0.01	0.02	0.00
-0.00	-0.00	-0.00	0.00	-0.00	0.00	0.00	-0.00	0.00
-0.00	0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00	-0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.03	0.04	0.02	0.01	-0.00	0.02	0.01	0.02	0.02

Variable	Segment 1	Segment 2	Segment 3	Segment 4	Segment 5	Segment 6	Segment 7	Segment 8	Segment 9	Segment 10	Segment 11
SellerG=Holland	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Homes	0.00	0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Hooper	0.00	0.01	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Hoskins	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Hunter	0.00	0.00	0.00	0.00	-0.00	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Iconek	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=J	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-0.00	0.00
SellerG=JMRE	-0.00	0.00	-0.00	-0.00	0.00	0.00	0.00	0.00	-0.00	0.00	0.00
SellerG=JRW	0.00	-0.00	0.00	0.00	0.00	-0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Jas	0.01	0.01	0.08	0.00	0.00	0.04	0.01	0.00	0.04	0.01	0.04
SellerG=Jason	0.00	0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.00	-0.00
SellerG=Jellis	0.04	0.14	0.05	0.15	0.11	0.09	0.20	0.15	0.14	0.02	0.16
SellerG=Johnston	0.00	0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Joseph	0.00	0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Kay	0.00	0.02	-0.00	0.01	0.00	0.01	0.02	0.02	0.00	0.00	0.00
SellerG=Kelly	-0.00	-0.00	-0.00	0.00	0.00	0.00	0.00	-0.00	0.00	0.00	0.00
SellerG=Ken	0.00	-0.00	0.00	0.00	-0.00	-0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=LITTLE	0.00	-0.00	0.00	0.00	-0.00	-0.00	-0.00	0.01	0.00	0.00	0.01
SellerG=LJ	0.00	-0.00	0.00	0.00	0.01	-0.00	-0.00	0.00	0.00	0.00	-0.00
SellerG=LLC	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Langwell	-0.00	-0.00	-0.00	0.00	0.00	0.00	0.00	-0.00	-0.00	0.00	-0.00
SellerG=Le	0.00	0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Leased	-0.00	-0.00	-0.00	0.00	0.00	0.00	0.00	-0.00	-0.00	0.00	0.00
SellerG=Leyton	0.00	-0.00	0.00	0.00	-0.00	-0.00	-0.00	0.00	0.00	0.00	0.00

Variable	Segment 1	Segment 2	Segment 3	Segment 4	Segment 5	Segment 6	Segment 7	Segment 8	Segment 9	Segment 10	Segment 11
SellerG=Lindellas	0.00	-0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Love	0.00	0.01	0.00	0.02	0.00	0.01	0.00	0.01	0.00	-0.00	0.00
SellerG=Lucas	0.00	0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Luxe	0.00	0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Luxton	0.00	-0.00	0.00	0.00	-0.00	-0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=M.J	0.00	-0.00	0.00	0.00	-0.00	-0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=MICM	0.00	0.01	0.00	-0.00	0.00	0.00	0.00	0.01	0.01	-0.00	-0.00
SellerG=Maddison	0.00	-0.00	-0.00	-0.00	0.00	0.00	0.00	-0.00	-0.00	0.00	0.00
SellerG=Mandy	-0.00	-0.00	-0.00	-0.00	0.00	0.00	0.00	-0.00	-0.00	0.00	-0.00
SellerG=Marshall	0.00	0.04	0.01	0.06	0.00	0.02	0.15	0.08	0.02	0.01	0.07
SellerG=Mason	0.00	-0.00	0.00	0.00	-0.00	-0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Matthew	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Max	-0.00	0.00	-0.00	-0.00	0.00	0.00	0.00	-0.00	-0.00	0.00	0.00
SellerG=McDonald	0.00	0.02	0.01	0.00	0.00	-0.00	0.01	0.00	0.01	0.00	0.00
SellerG=McGrath	0.01	0.03	0.01	0.03	0.01	0.01	0.02	0.03	0.02	0.01	0.02
SellerG=McLennan	-0.00	0.00	-0.00	-0.00	0.00	0.00	0.00	-0.00	-0.00	0.00	0.00
SellerG=McNaughton	0.00	0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Meadows	0.00	0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Melbourne	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Metro	0.00	0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Miles	0.03	0.01	0.01	0.00	0.02	0.03	0.01	0.00	0.01	0.03	0.00
SellerG=Millership	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Moonee	0.01	-0.00	0.02	-0.00	-0.00	0.00	-0.00	-0.00	-0.00	0.01	-0.00
SellerG=Morleys	-0.00	0.00	-0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Segment 12	Segment 13	Segment 14	Segment 15	Segment 16	Segment 17	Segment 18	Segment 19	Segment 20
0.00	-0.00	0.00	-0.00	0.00	-0.00	0.00	0.00	0.00
0.00	-0.00	0.00	0.00	0.04	0.01	0.00	0.02	0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	-0.00	0.00	-0.00	-0.00	-0.00	0.00	-0.00	0.00
0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.00
0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.00
0.00	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00
-0.00	0.00	-0.00	0.00	0.00	0.00	-0.00	0.00	-0.00
0.00	0.00	-0.00	0.00	0.00	0.00	-0.00	0.00	-0.00
0.18	0.00	0.03	0.03	0.00	0.02	0.04	0.03	0.10
0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
-0.00	0.00	0.00	0.00	0.00	0.00	-0.00	0.00	-0.00
-0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.01
0.01	0.01	0.01	0.05	0.02	0.02	0.02	0.03	0.01
-0.00	0.01	-0.00	0.00	0.00	0.00	-0.00	0.00	-0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.02	-0.00	0.04	-0.00	-0.00	0.03	0.01	0.00	0.01
0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.00
-0.00	-0.00	0.00	-0.00	-0.00	0.00	0.00	-0.00	-0.00
-0.00	0.00	-0.00	0.00	0.00	0.00	-0.00	0.00	-0.00

Variable	Segment 1	Segment 2	Segment 3	Segment 4	Segment 5	Segment 6	Segment 7	Segment 8	Segment 9	Segment 10	Segment 11
SellerG=Morrison	0.01	-0.00	0.00	0.00	0.02	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Naison	0.00	0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Nardella	0.00	-0.00	0.00	0.00	-0.00	-0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Nelson	0.12	0.13	0.11	0.20	0.01	0.11	0.08	0.10	0.14	0.10	0.23
SellerG=New	-0.00	-0.00	0.00	-0.00	0.00	0.00	0.00	-0.00	-0.00	0.00	-0.00
SellerG=Nguyen	0.00	0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Nicholson	0.00	0.00	0.00	0.00	-0.00	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Nick	0.00	0.00	-0.00	0.00	0.00	-0.00	0.01	0.01	0.00	0.00	0.00
SellerG=Noel	0.02	0.02	0.00	0.02	0.05	0.02	0.03	0.02	0.01	0.02	0.00
SellerG=North	0.00	0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=O'Brien	0.00	0.00	0.00	-0.00	0.01	0.00	-0.00	-0.00	-0.00	0.00	-0.00
SellerG=O'Donoghues	-0.00	0.00	-0.00	0.00	-0.00	-0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Oak	0.00	0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Obrien	0.00	0.00	0.00	0.00	-0.00	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=One	0.00	0.00	0.00	0.00	-0.00	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Oriental	0.00	0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Owen	0.00	-0.00	0.00	0.00	-0.00	-0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=PRD	0.00	0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Pagan	0.00	0.03	0.00	0.00	-0.00	-0.00	-0.00	0.00	0.01	0.00	0.00
SellerG=Parkes	0.00	0.00	0.00	0.00	0.02	-0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Parkinson	0.00	0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Paul	0.00	0.00	0.00	0.00	-0.00	-0.00	-0.00	0.00	-0.00	0.00	0.00
SellerG=Peter	-0.00	0.02	0.00	0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Philip	0.01	-0.00	0.00	0.00	0.01	0.00	-0.00	0.00	0.00	0.01	0.00

Segment 12	Segment 13	Segment 14	Segment 15	Segment 16	Segment 17	Segment 18	Segment 19	Segment 20
0.00	-0.00	0.01	0.00	0.01	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.00
0.07	0.00	0.06	0.06	0.01	0.17	0.09	0.19	0.16
-0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	-0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.02	-0.00	0.00	0.00	-0.00	0.00	-0.00	0.00	0.01
0.02	-0.00	0.04	0.01	0.01	0.02	0.03	0.00	0.02
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
-0.00	0.03	0.00	-0.00	0.02	-0.00	0.00	-0.00	-0.00
-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.00	-0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
-0.00	0.03	0.00	-0.00	0.02	-0.00	0.00	-0.00	-0.00
-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.00	-0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	-0.00	0.00	0.00	-0.00	-0.00	-0.00	-0.00	0.00
0.00	-0.00	0.00	0.00	-0.00	0.01	-0.00	0.01	-0.00
0.00	-0.00	0.01	-0.00	0.01	-0.00	0.00	0.00	0.00

Variable	Segment 1	Segment 2	Segment 3	Segment 4	Segment 5	Segment 6	Segment 7	Segment 8	Segment 9	Segment 10	Segment 11
SellerG=Point	0.00	0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Pride	0.00	0.00	-0.00	0.00	-0.00	-0.00	-0.00	0.00	-0.00	0.00	0.00
SellerG=Prime	0.00	0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Private/Tiern	0.00	0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Prof.	0.00	0.00	0.00	-0.00	0.00	0.01	-0.00	-0.00	-0.00	0.00	-0.00
SellerG=Property	0.00	0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Propertyau	0.00	0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Prowse	0.00	0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Purplebricks	0.01	0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=R&H	-0.00	0.00	-0.00	-0.00	0.00	0.00	0.00	0.00	-0.00	0.00	0.00
SellerG=Re	-0.00	0.00	0.00	0.00	-0.00	0.00	0.00	-0.00	-0.00	-0.00	0.00
SellerG=REMAX	0.00	0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=RT	0.01	0.00	0.02	0.01	0.00	0.03	0.02	0.03	0.01	0.00	0.02
SellerG=RW	0.01	0.00	0.00	0.01	-0.00	-0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Raine	0.00	0.02	0.02	0.01	0.01	0.01	0.01	0.00	0.01	0.01	0.01
SellerG=Raine&Horne	0.00	-0.00	-0.00	0.00	0.00	0.00	0.00	-0.00	-0.00	0.00	0.00
SellerG=Ray	0.08	0.03	0.02	0.04	0.13	0.04	0.01	0.02	0.03	0.06	0.01
SellerG=Reach	0.00	0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Real	0.00	-0.00	0.00	0.00	-0.00	-0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Red	0.00	0.00	-0.00	-0.00	0.00	0.00	0.00	-0.00	-0.00	0.00	0.00
SellerG=Redina	-0.00	-0.00	-0.00	-0.00	0.00	0.00	0.00	-0.00	0.00	0.00	-0.00
SellerG=Reed	0.00	0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Reliance	-0.00	0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.00	-0.00
SellerG=Rendina	0.01	0.01	0.00	0.00	0.00	0.00	0.00	-0.00	0.01	0.00	0.01

Segment 12	Segment 13	Segment 14	Segment 15	Segment 16	Segment 17	Segment 18	Segment 19	Segment 20
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	-0.00	-0.00	0.00	-0.00	-0.00	0.00	0.00	-0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
-0.00	-0.00	-0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.01	0.00	0.00	0.01	0.01	0.00	0.00	0.00
-0.00	0.00	-0.00	0.00	0.00	0.00	-0.00	0.00	-0.00
-0.00	-0.00	0.00	0.00	0.01	0.00	0.00	0.00	-0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.04	-0.00	0.01	0.03	-0.00	0.01	0.01	0.01	0.02
0.01	0.00	0.00	-0.00	0.03	0.00	0.00	0.01	0.00
0.00	0.00	0.00	0.00	0.01	0.01	0.01	0.01	0.01
-0.00	0.00	-0.00	0.00	0.00	0.00	-0.00	0.00	-0.00
0.02	0.20	0.07	0.01	0.18	0.05	0.03	0.06	0.03
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.00
0.00	0.00	-0.00	0.00	0.00	0.00	-0.00	0.00	-0.00
-0.00	0.00	-0.00	0.00	0.00	0.01	-0.00	0.00	-0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
-0.00	-0.00	-0.00	-0.00	0.02	0.00	-0.00	-0.00	-0.00
0.01	0.00	0.01	0.00	0.00	0.02	0.00	0.00	0.01

Variable	Segment 1	Segment 2	Segment 3	Segment 4	Segment 5	Segment 6	Segment 7	Segment 8	Segment 9	Segment 10	Segment 11
SellerG=Ristic	0.00	-0.00	0.00	0.00	-0.00	-0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Rodney	-0.00	0.01	-0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00	-0.00
SellerG=Roger	0.00	0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Rosin	0.00	0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Ross	0.00	-0.00	0.00	0.00	-0.00	-0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Rounds	-0.00	-0.00	-0.00	-0.00	0.00	0.00	0.00	0.00	-0.00	0.00	-0.00
SellerG=S&L	-0.00	0.00	0.00	-0.00	-0.00	0.00	0.00	-0.00	-0.00	0.00	-0.00
SellerG=SN	0.00	0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Schroeder	-0.00	0.00	-0.00	-0.00	0.00	0.00	0.00	-0.00	-0.00	0.00	0.00
SellerG=Scott	-0.00	-0.00	-0.00	-0.00	0.00	0.00	0.00	-0.00	-0.00	0.00	0.00
SellerG=Sell	0.00	-0.00	0.00	0.00	0.00	-0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=Smart	0.00	0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Sotheby's	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Steveway	0.00	0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Stockdale	0.02	-0.00	0.03	0.01	-0.00	0.01	-0.00	0.00	0.00	0.03	-0.00
SellerG=Sweeney	0.01	0.01	0.07	0.00	0.00	0.04	0.00	0.00	0.03	0.03	0.01
SellerG=Sweeney/Advan	0.00	-0.00	0.00	0.00	-0.00	-0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=TRUE	0.00	-0.00	0.00	0.00	-0.00	-0.00	-0.00	0.00	0.00	0.00	0.00
SellerG=The	0.00	0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Thomas	-0.00	-0.00	-0.00	-0.00	0.00	0.00	0.00	-0.00	0.00	0.00	-0.00
SellerG=Thomson	-0.00	0.00	0.00	0.00	0.00	-0.00	0.00	0.00	0.01	0.00	0.00
SellerG=Tierman's	0.00	0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=Tim	0.00	0.00	-0.00	-0.00	-0.00	0.00	-0.00	-0.00	-0.00	0.00	-0.00
SellerG=Trimson	-0.00	0.00	0.00	-0.00	-0.00	0.00	0.00	-0.00	0.00	0.00	-0.00

Variable	Segment 1	Segment 2	Segment 3	Segment 4	Segment 5	Segment 6	Segment 7	Segment 8	Segment 9	Segment 10	Segment 11
SellerG=buyMyplace	-0.00	-0.00	-0.00	-0.00	0.00	0.00	0.00	-0.00	-0.00	0.00	-0.00
SellerG=hockingstuart	0.05	0.05	0.07	0.08	0.07	0.06	0.07	0.13	0.12	0.05	0.06
SellerG=iOne	0.00	0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=iProperty	0.00	0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00
SellerG=iSell	-0.00	0.00	-0.00	-0.00	-0.00	0.00	0.00	-0.00	-0.00	-0.00	-0.00
SellerG=iTRAK	0.00	0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.00	0.00	-0.00
Suburb=Abbotsford	0.00	0.01	0.00	0.00	0.00	-0.00	0.00	0.00	0.02	-0.00	0.03
Suburb=Aberfeldie	0.01	-0.00	0.00	-0.00	-0.00	0.00	0.00	-0.00	0.01	0.00	-0.00
Suburb=Airport West	0.01	-0.00	0.01	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.02	0.00
Suburb=Albanvale	0.00	-0.00	0.00	0.00	-0.00	-0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Albert Park	-0.00	-0.00	-0.00	-0.00	0.00	0.00	0.01	-0.00	0.01	0.00	0.03
Suburb=Albion	0.00	0.00	0.01	-0.00	-0.00	0.01	0.00	0.00	0.00	0.01	-0.00
Suburb=Alphington	-0.00	-0.00	0.00	-0.00	0.00	0.00	0.01	-0.00	0.01	0.00	0.00
Suburb=Altona	0.01	-0.00	0.02	-0.00	0.00	0.00	0.00	-0.00	-0.00	0.01	-0.00
Suburb=Altona Meadows	0.00	-0.00	0.00	0.00	-0.00	-0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Altona North	0.00	-0.00	0.04	-0.00	0.01	0.00	0.00	-0.00	-0.00	0.01	-0.00
Suburb=Ardeer	0.00	-0.00	0.00	0.00	-0.00	-0.00	-0.00	0.00	0.00	0.00	0.00
Suburb=Armadale	0.00	0.01	0.00	0.00	0.00	0.01	0.01	0.00	0.03	0.00	0.01
Suburb=Ascot Vale	-0.00	0.02	0.03	0.00	-0.00	0.02	0.01	0.00	0.02	0.00	0.03
Suburb=Ashburton	0.00	-0.00	0.01	0.00	-0.00	0.01	0.02	0.00	0.00	0.01	0.00
Suburb=Ashwood	0.01	0.00	0.01	-0.00	0.00	0.01	0.00	-0.00	-0.00	0.01	-0.00
Suburb=Aspendale	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Aspendale Garden	-0.00	0.00	-0.00	-0.00	-0.00	0.00	0.00	-0.00	-0.00	-0.00	-0.00
Suburb=Attwood	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-0.00	-0.00

Variable	Segment 1	Segment 2	Segment 3	Segment 4	Segment 5	Segment 6	Segment 7	Segment 8	Segment 9	Segment 10	Segment 11
Suburb=Avondale Heights	0.02	0.00	0.03	-0.00	-0.00	0.00	0.00	-0.00	-0.00	0.02	-0.00
Suburb=Balaclava	-0.00	-0.00	-0.00	-0.00	0.00	0.00	0.00	-0.00	0.02	-0.00	0.00
Suburb=Balwyn	-0.00	0.00	-0.00	0.01	0.00	0.01	0.02	-0.00	0.00	0.00	0.00
Suburb=Balwyn North	-0.00	0.00	0.00	0.03	0.00	0.01	0.04	0.01	-0.00	0.00	-0.00
Suburb=Bayswater	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Bayswater North	0.00	-0.00	0.00	0.00	-0.00	-0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Beaumaris	0.00	0.00	0.00	-0.00	0.01	-0.00	0.00	-0.00	-0.00	0.00	-0.00
Suburb=Bellfield	-0.00	0.00	0.00	-0.00	-0.00	0.01	-0.00	-0.00	-0.00	0.01	0.00
Suburb=Bentleigh	0.00	0.00	0.01	0.01	0.02	0.01	0.03	-0.00	-0.00	0.01	0.00
Suburb=Bentleigh East	0.00	-0.00	0.02	0.07	0.03	0.01	0.01	0.02	0.00	0.00	-0.00
Suburb=Black Rock	0.00	-0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Blackburn	0.00	-0.00	0.00	0.00	0.01	0.01	0.00	0.00	0.00	0.01	0.00
Suburb=Blackburn North	0.01	-0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Blackburn South	0.01	0.01	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Bonbeach	-0.00	0.00	-0.00	-0.00	-0.00	0.00	0.00	-0.00	-0.00	-0.00	-0.00
Suburb= Boronia	-0.00	0.00	-0.00	-0.00	0.00	0.00	0.00	-0.00	-0.00	-0.00	-0.00
Suburb=Box Hill	0.00	-0.00	0.00	0.00	0.02	-0.00	0.01	0.00	0.00	0.01	0.00
Suburb=Braybrook	0.01	0.01	0.02	0.00	0.00	0.01	-0.00	0.00	0.00	0.01	0.00
Suburb=Briar Hill	0.00	0.00	-0.00	0.00	-0.00	-0.00	-0.00	0.00	0.00	0.00	0.00
Suburb=Brighton	0.00	0.00	0.00	0.02	-0.00	0.01	0.03	0.05	0.00	0.00	0.00
Suburb= Brighton East	0.00	0.00	0.00	0.02	0.01	0.01	0.03	0.00	0.00	0.00	0.00
Suburb=Broadmeadows	0.00	0.00	0.00	-0.00	0.00	0.00	0.00	-0.00	-0.00	0.01	-0.00
Suburb=Brooklyn	-0.00	0.00	0.00	-0.00	0.00	0.00	-0.00	-0.00	0.00	0.00	-0.00
Suburb=Brunswick	0.00	0.02	0.00	0.06	-0.00	0.00	0.02	0.04	0.00	-0.00	0.05

Segment 12	Segment 13	Segment 14	Segment 15	Segment 16	Segment 17	Segment 18	Segment 19	Segment 20
-0.00	0.00	0.01	0.00	0.00	0.01	0.00	0.00	0.00
0.00	0.00	0.00	-0.00	-0.00	0.00	-0.00	-0.00	0.00
0.04	0.00	0.02	0.00	0.00	0.01	0.01	0.00	0.01
0.08	-0.00	0.01	-0.00	-0.00	0.00	0.02	0.00	0.03
0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.00
0.00	-0.00	0.00	0.00	0.01	-0.00	0.00	0.00	0.00
0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.00	-0.00	0.00
-0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00
0.02	0.00	0.03	-0.00	-0.00	0.01	0.03	0.00	0.02
0.02	-0.00	0.02	0.01	0.00	0.02	0.06	0.15	0.00
0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00
0.00	-0.00	0.00	-0.00	0.00	0.00	0.00	-0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
-0.00	0.01	-0.00	0.00	0.00	0.00	-0.00	0.00	-0.00
-0.00	0.00	-0.00	0.00	0.03	0.00	-0.00	0.00	-0.00
0.01	-0.00	0.02	-0.00	-0.00	0.01	0.00	-0.00	0.00
0.00	-0.00	0.00	-0.00	-0.00	0.01	0.00	-0.00	-0.00
0.00	-0.00	0.00	-0.00	-0.00	0.00	-0.00	-0.00	-0.00
0.04	-0.00	0.00	0.01	-0.00	0.02	0.02	0.01	0.03
0.05	-0.00	0.02	0.00	0.00	0.01	0.02	0.00	0.02
-0.00	0.00	0.00	0.00	-0.00	0.00	0.00	0.00	-0.00
-0.00	0.00	0.00	-0.00	-0.00	0.00	0.00	-0.00	-0.00
0.00	0.00	0.00	0.04	0.00	0.03	0.01	0.06	0.00

Variable	Segment 1	Segment 2	Segment 3	Segment 4	Segment 5	Segment 6	Segment 7	Segment 8	Segment 9	Segment 10	Segment 11
Suburb=Brunswick East	0.00	0.01	0.01	0.01	0.00	0.00	0.00	0.00	0.04	0.00	0.02
Suburb=Brunswick West	-0.00	0.00	0.01	0.03	0.00	0.01	0.01	0.00	0.04	0.00	0.02
Suburb=Bulleen	0.02	-0.00	0.01	-0.00	0.07	0.01	-0.00	-0.00	-0.00	0.01	-0.00
Suburb=Bundoora	0.00	0.00	0.00	0.01	0.01	-0.00	-0.00	-0.00	-0.00	0.00	-0.00
Suburb=Burnley	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Burnside	0.00	0.00	0.00	-0.00	-0.00	-0.00	0.00	0.00	-0.00	-0.00	-0.00
Suburb=Burnside Heights	0.00	-0.00	0.00	0.00	-0.00	-0.00	-0.00	0.00	0.00	0.00	0.00
Suburb=Burwood	0.00	0.00	0.01	0.00	-0.00	-0.00	0.01	0.00	0.00	0.02	0.00
Suburb=Burwood East	0.01	0.00	-0.00	-0.00	0.01	-0.00	-0.00	-0.00	-0.00	0.00	0.00
Suburb=Cairnlea	0.01	-0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Camberwell	0.00	0.02	0.00	0.02	-0.00	0.02	0.03	0.04	0.00	-0.00	0.00
Suburb=Campbellfield	0.00	0.00	-0.00	-0.00	-0.00	0.00	0.00	-0.00	-0.00	0.00	-0.00
Suburb=Canterbury	0.00	0.01	0.00	0.00	-0.00	0.00	0.02	0.00	0.00	0.00	0.00
Suburb=Carlton	-0.00	0.03	-0.00	0.00	0.00	0.00	0.00	0.01	0.01	-0.00	0.02
Suburb=Carlton North	0.00	0.01	0.00	0.00	-0.00	0.00	0.01	0.00	0.01	0.00	0.02
Suburb=Carnegie	-0.00	0.00	0.00	0.02	0.01	0.01	0.01	-0.00	0.03	0.00	0.00
Suburb=Caroline Springs	0.00	0.00	0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00	0.00	-0.00
Suburb=Caulfield	-0.00	-0.00	-0.00	-0.00	0.00	0.01	0.00	-0.00	0.00	0.00	-0.00
Suburb=Caulfield East	0.00	0.00	-0.00	0.00	-0.00	0.01	0.00	0.00	0.00	0.00	0.00
Suburb=Caulfield North	-0.00	0.00	-0.00	0.00	0.00	-0.00	0.00	0.01	0.01	-0.00	0.00
Suburb=Caulfield South	-0.00	0.00	0.01	0.00	0.00	0.01	0.01	-0.00	0.01	0.00	0.00
Suburb=Chadstone	0.01	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.00
Suburb=Chelsea	0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	-0.00	-0.00
Suburb=Chelsea Heights	0.00	-0.00	0.00	0.00	-0.00	-0.00	-0.00	0.00	0.00	0.00	0.00

Segment 12	Segment 13	Segment 14	Segment 15	Segment 16	Segment 17	Segment 18	Segment 19	Segment 20
0.00	-0.00	0.00	0.00	0.00	0.01	0.01	-0.00	0.01
0.00	-0.00	-0.00	-0.00	-0.00	0.02	0.00	0.01	0.00
-0.00	-0.00	0.01	-0.00	-0.00	0.00	0.01	-0.00	0.00
-0.00	-0.00	-0.00	-0.00	0.01	0.00	0.00	0.02	-0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	-0.00	-0.00	0.00	0.00	-0.00	0.00	-0.00	0.00
0.00	-0.00	0.00	-0.00	-0.00	-0.00	0.00	-0.00	0.00
0.02	-0.00	0.01	-0.00	-0.00	0.01	0.01	0.00	0.01
-0.00	-0.00	0.00	-0.00	-0.00	-0.00	0.00	-0.00	-0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	-0.00	0.00	-0.00	-0.00	-0.00	0.00	-0.00	0.00
0.00	-0.00	0.00	-0.00	-0.00	-0.00	0.00	-0.00	0.00
0.03	-0.00	0.00	0.00	0.00	0.01	0.01	0.00	0.02
-0.00	0.00	-0.00	0.00	0.00	0.00	-0.00	0.00	-0.00
0.01	-0.00	0.01	-0.00	-0.00	-0.00	0.01	-0.00	0.01
0.00	0.00	-0.00	0.00	0.00	0.00	-0.00	0.00	0.01
0.00	-0.00	0.00	-0.00	-0.00	0.00	0.00	-0.00	0.01
0.01	-0.00	0.06	-0.00	-0.00	0.02	0.01	0.00	0.03
-0.00	0.00	-0.00	-0.00	0.00	-0.00	0.00	-0.00	-0.00
0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	-0.00
0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00
0.01	-0.00	0.01	-0.00	-0.00	-0.00	-0.00	-0.00	0.01
0.00	-0.00	0.01	-0.00	-0.00	-0.00	0.01	-0.00	0.01
0.00	0.00	0.00	0.00	0.00	0.00	0.02	0.00	0.00
0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.01	0.00	-0.00	-0.00	-0.00	0.00	-0.00	0.00

Variable	Segment 1	Segment 2	Segment 3	Segment 4	Segment 5	Segment 6	Segment 7	Segment 8	Segment 9	Segment 10	Segment 11
Suburb=Cheltenham	0.00	0.00	0.00	0.00	0.04	-0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Clarinda	-0.00	0.00	-0.00	-0.00	0.00	0.00	0.00	-0.00	-0.00	-0.00	-0.00
Suburb=Clayton	0.00	-0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Clayton South	0.00	-0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Clifton Hill	0.00	0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.01	-0.00	0.03
Suburb=Coburg	0.00	0.01	0.00	0.07	0.00	0.01	0.01	0.02	0.00	0.00	0.02
Suburb=Coburg North	0.01	0.00	0.02	0.00	-0.00	0.01	0.00	0.00	0.00	0.01	0.00
Suburb=Collingwood	0.00	0.02	0.00	0.00	0.00	-0.00	-0.00	0.00	0.02	0.00	0.03
Suburb=Coolaroo	-0.00	0.00	0.00	-0.00	-0.00	0.00	0.00	-0.00	-0.00	0.00	-0.00
Suburb=Craigieburn	-0.00	0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00
Suburb=Cremorne	-0.00	-0.00	-0.00	0.00	0.00	0.00	0.00	-0.00	0.01	0.00	0.01
Suburb=Croydon	0.00	-0.00	0.00	0.00	-0.00	-0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Croydon Hills	0.00	0.00	-0.00	-0.00	-0.00	0.00	0.00	-0.00	-0.00	-0.00	-0.00
Suburb=Croydon North	0.00	-0.00	0.00	0.00	-0.00	-0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Dallas	0.00	-0.00	0.00	0.00	-0.00	-0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Dandenong	-0.00	-0.00	-0.00	-0.00	0.00	0.00	0.00	-0.00	-0.00	-0.00	-0.00
Suburb=Dandenong North	-0.00	0.00	-0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00	0.00	-0.00
Suburb=Deepdene	-0.00	0.00	0.00	-0.00	-0.00	0.00	0.00	0.00	-0.00	-0.00	-0.00
Suburb=Deer Park	0.00	-0.00	0.00	-0.00	0.00	0.00	0.00	-0.00	-0.00	0.01	-0.00
Suburb=Delahey	0.01	-0.00	0.00	0.00	-0.00	-0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Derrimut	0.01	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	-0.00	-0.00
Suburb=Diggers Rest	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-0.00
Suburb=Dingley Village	0.00	-0.00	0.00	0.00	-0.00	-0.00	-0.00	0.00	0.00	0.00	0.00
Suburb=Docklands	0.00	-0.00	0.00	0.00	-0.00	-0.00	-0.00	0.00	0.00	0.00	0.00

Segment 12	Segment 13	Segment 14	Segment 15	Segment 16	Segment 17	Segment 18	Segment 19	Segment 20
0.00	-0.00	0.01	-0.00	0.04	0.01	0.00	-0.00	-0.00
-0.00	0.01	-0.00	0.00	0.00	0.00	-0.00	0.00	-0.00
0.00	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01
0.01	0.00	0.00	0.01	0.00	0.05	0.01	0.10	0.00
0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.01
0.00	-0.00	0.00	-0.00	-0.00	0.02	0.00	-0.00	0.01
-0.00	0.00	-0.00	0.00	0.00	0.00	-0.00	0.00	-0.00
-0.00	-0.00	-0.00	-0.00	0.09	0.01	-0.00	-0.00	-0.00
-0.00	0.00	-0.00	-0.00	-0.00	0.00	-0.00	0.00	0.00
0.00	-0.00	0.00	0.00	0.06	0.00	0.00	0.00	0.00
-0.00	0.00	-0.00	0.00	0.00	0.00	-0.00	0.00	-0.00
-0.00	0.00	-0.00	0.00	0.00	0.00	-0.00	0.00	-0.00
0.00	-0.00	0.00	0.00	0.00	-0.00	0.00	0.00	0.00
-0.00	0.04	-0.00	0.00	0.00	0.00	-0.00	0.00	-0.00
-0.00	0.05	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00
0.00	-0.00	-0.00	0.00	0.00	-0.00	0.00	0.00	0.00
-0.00	0.00	-0.00	0.00	0.00	0.00	-0.00	0.00	-0.00
0.00	-0.00	0.00	0.00	0.00	-0.00	0.00	0.00	0.00
0.00	0.07	0.00	-0.00	0.00	-0.00	0.00	-0.00	0.00
0.00	-0.00	0.00	-0.00	-0.00	-0.00	0.00	-0.00	0.00

Variable	Segment 1	Segment 2	Segment 3	Segment 4	Segment 5	Segment 6	Segment 7	Segment 8	Segment 9	Segment 10	Segment 11
Suburb=Glen Huntly	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Glen Iris	-0.00	0.01	0.00	0.04	0.01	0.01	0.05	0.04	-0.00	-0.00	0.00
Suburb=Glen Waverley	0.00	-0.00	0.00	0.01	0.05	-0.00	-0.00	0.01	0.00	0.00	0.00
Suburb=Glenroy	0.01	0.01	0.04	0.01	0.01	0.02	0.00	0.00	0.00	0.04	-0.00
Suburb=Gowanbrae	0.02	0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.01	-0.00
Suburb=Greensborough	0.01	0.00	0.00	0.00	0.01	-0.00	-0.00	-0.00	-0.00	0.00	-0.00
Suburb=Greenvale	0.01	0.00	-0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00	0.00	-0.00
Suburb=Hadfield	0.01	-0.00	0.02	0.00	0.00	0.01	0.00	0.00	0.00	0.02	0.00
Suburb=Hampton	0.00	0.02	0.01	0.00	0.01	0.02	0.03	0.00	0.00	0.01	0.00
Suburb=Hampton East	0.00	0.00	0.00	-0.00	-0.00	0.00	-0.00	-0.00	-0.00	0.00	-0.00
Suburb=Hawthorn	0.00	0.05	0.00	0.02	-0.00	-0.00	0.02	0.09	0.00	0.00	0.01
Suburb=Hawthorn East	0.00	0.01	0.00	0.01	-0.00	0.01	0.02	0.01	0.03	0.00	0.01
Suburb=Heathmont	0.01	0.00	-0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00	0.00	0.00
Suburb=Heidelberg	0.01	0.02	0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.01	0.00
Suburb=Heidelberg Heigh	0.01	0.00	0.01	-0.00	0.00	0.03	0.00	-0.00	-0.00	0.02	-0.00
Suburb=Heidelberg West	0.01	-0.00	0.01	-0.00	-0.00	0.05	0.00	-0.00	0.00	0.03	-0.00
Suburb=Highett	0.01	-0.00	-0.00	-0.00	0.01	0.01	0.00	-0.00	-0.00	0.00	-0.00
Suburb=Hillside	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Hoppers Crossing	0.00	0.01	0.00	-0.00	-0.00	0.00	0.00	0.00	0.00	0.00	-0.00
Suburb=Hughesdale	0.00	-0.00	0.00	-0.00	0.00	0.01	0.01	-0.00	-0.00	0.01	-0.00
Suburb=Huntingdale	0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00	-0.00
Suburb=Ivanhoe	0.00	-0.00	0.00	0.00	0.02	0.01	0.00	0.00	0.01	0.01	0.00
Suburb=Ivanhoe East	-0.00	0.00	0.00	-0.00	-0.00	0.01	0.00	-0.00	0.00	0.00	-0.00
Suburb=Jacana	0.00	-0.00	0.00	0.00	0.00	0.00	-0.00	-0.00	-0.00	0.01	0.00

Segment 12	Segment 13	Segment 14	Segment 15	Segment 16	Segment 17	Segment 18	Segment 19	Segment 20
0.00	0.00	0.01	0.00	0.00	0.01	0.00	0.00	0.00
0.05	0.00	-0.00	0.02	0.00	0.01	0.02	0.02	0.02
0.00	-0.00	0.00	-0.00	0.02	-0.00	0.00	0.02	0.00
-0.00	0.00	0.02	0.00	0.00	0.02	0.02	0.03	-0.00
-0.00	-0.00	-0.00	-0.00	-0.00	0.00	0.00	-0.00	-0.00
-0.00	-0.00	0.01	-0.00	0.02	-0.00	-0.00	-0.00	-0.00
-0.00	-0.00	-0.00	-0.00	0.01	-0.00	-0.00	-0.00	-0.00
0.00	0.00	0.00	0.00	0.00	0.01	0.01	0.00	0.00
0.03	0.00	0.03	0.00	0.00	0.01	0.01	0.00	0.01
-0.00	-0.00	0.01	-0.00	-0.00	0.01	0.00	-0.00	0.00
0.01	-0.00	0.00	0.08	-0.00	0.00	0.01	-0.00	0.02
0.02	-0.00	0.02	-0.00	-0.00	-0.00	0.01	-0.00	0.02
-0.00	-0.00	0.00	-0.00	-0.00	-0.00	0.00	-0.00	-0.00
0.00	-0.00	0.01	0.00	0.00	0.02	0.01	0.00	0.00
-0.00	-0.00	0.01	-0.00	-0.00	0.01	0.00	-0.00	-0.00
-0.00	0.00	0.00	0.00	-0.00	0.00	-0.00	0.00	-0.00
0.00	-0.00	0.00	-0.00	-0.00	-0.00	0.00	-0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.07	0.00	0.00	0.00	0.00
0.01	0.00	0.01	-0.00	-0.00	-0.00	0.00	-0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.02	-0.00	0.02	-0.00	0.00	0.02	0.01	-0.00	0.01
0.01	-0.00	0.00	-0.00	-0.00	-0.00	0.00	-0.00	0.00
-0.00	0.00	0.00	-0.00	-0.00	0.00	-0.00	0.00	-0.00

Variable	Segment 1	Segment 2	Segment 3	Segment 4	Segment 5	Segment 6	Segment 7	Segment 8	Segment 9	Segment 10	Segment 11
Suburb=Kealba	0.01	-0.00	0.00	-0.00	0.00	0.00	0.00	-0.00	-0.00	0.01	-0.00
Suburb=Keilor	0.01	0.00	-0.00	-0.00	0.00	0.00	-0.00	-0.00	-0.00	0.00	-0.00
Suburb=Keilor Downs	0.01	0.00	0.01	-0.00	0.00	-0.00	-0.00	-0.00	-0.00	0.00	-0.00
Suburb=Keilor East	0.03	0.02	0.02	-0.00	-0.00	0.01	-0.00	-0.00	-0.00	0.03	-0.00
Suburb=Keilor Lodge	0.00	0.00	0.00	-0.00	-0.00	0.00	0.00	0.00	-0.00	-0.00	-0.00
Suburb=Keilor Park	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.00
Suburb=Kensington	0.00	0.06	0.00	0.00	-0.00	-0.00	0.00	0.00	0.05	0.00	0.03
Suburb=Kew	0.00	0.01	0.00	0.02	0.00	0.01	0.03	0.06	0.00	0.00	0.00
Suburb=Kew East	-0.00	0.01	0.01	-0.00	-0.00	-0.00	0.03	-0.00	0.00	0.00	0.00
Suburb=Keysborough	0.00	-0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Kilsyth	0.00	-0.00	0.00	0.00	-0.00	-0.00	-0.00	0.00	0.00	0.00	0.00
Suburb=Kings Park	0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00	-0.00
Suburb=Kingsbury	0.00	-0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00
Suburb=Kingsville	0.00	-0.00	0.01	0.00	0.00	0.01	0.00	0.00	0.01	0.01	0.01
Suburb=Knoxfield	0.00	0.00	-0.00	-0.00	0.00	0.00	0.00	-0.00	-0.00	-0.00	-0.00
Suburb=Kooyong	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-0.00	-0.00
Suburb=Lalor	0.00	-0.00	0.00	-0.00	0.00	0.01	-0.00	-0.00	-0.00	0.00	-0.00
Suburb=Lower Plenty	0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	-0.00	-0.00
Suburb=Maidstone	0.00	0.02	0.04	-0.00	0.00	0.03	-0.00	-0.00	0.01	0.01	0.00
Suburb=Malvern	0.00	0.01	0.00	0.00	0.00	0.00	0.01	0.00	0.01	-0.00	0.01
Suburb=Malvern East	0.00	-0.00	-0.00	0.02	0.00	0.01	0.03	0.01	0.00	0.00	0.00
Suburb=Maribyrnong	0.02	0.05	0.02	-0.00	-0.00	0.00	0.01	-0.00	0.01	0.00	0.00
Suburb=McKinnon	0.00	0.00	0.00	0.00	-0.00	0.00	-0.00	0.00	0.00	0.00	0.00
Suburb=Meadow Heights	0.00	0.00	0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00	0.01	0.00

Segment 12	Segment 13	Segment 14	Segment 15	Segment 16	Segment 17	Segment 18	Segment 19	Segment 20
-0.00	0.00	-0.00	0.00	-0.00	0.00	-0.00	0.00	-0.00
-0.00	0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00
-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00
-0.00	-0.00	0.01	-0.00	-0.00	0.01	0.02	-0.00	0.01
0.00	-0.00	-0.00	0.00	0.00	-0.00	0.00	-0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.01	-0.00	0.00	0.00	0.00	0.03	0.01	0.00	0.01
0.04	-0.00	0.00	0.01	-0.00	0.01	0.02	0.01	0.02
0.01	-0.00	0.01	-0.00	-0.00	-0.00	0.01	-0.00	0.01
0.00	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	-0.00	0.00	-0.00	0.01	-0.00	0.00	-0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
-0.00	0.00	-0.00	0.00	0.00	0.00	-0.00	0.00	-0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
-0.00	-0.00	0.00	-0.00	0.05	-0.00	-0.00	-0.00	-0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
-0.00	0.00	0.01	-0.00	-0.00	0.02	0.03	-0.00	0.00
0.01	-0.00	0.01	-0.00	-0.00	0.01	0.00	-0.00	0.01
0.03	0.00	0.01	0.01	-0.00	0.01	0.01	0.01	0.02
0.00	-0.00	0.01	-0.00	-0.00	0.03	0.02	-0.00	0.02
0.00	-0.00	0.00	-0.00	-0.00	-0.00	0.00	-0.00	-0.00
-0.00	-0.00	0.00	-0.00	0.00	0.00	-0.00	-0.00	-0.00

Variable	Segment 1	Segment 2	Segment 3	Segment 4	Segment 5	Segment 6	Segment 7	Segment 8	Segment 9	Segment 10	Segment 11
Suburb=Melbourne	-0.00	0.02	-0.00	-0.00	0.00	-0.00	-0.00	0.01	-0.00	0.00	-0.00
Suburb=Mentone	-0.00	0.01	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00
Suburb=Mernda	-0.00	0.00	-0.00	-0.00	0.00	0.00	-0.00	-0.00	-0.00	-0.00	-0.00
Suburb=Middle Park	0.00	0.00	0.00	0.00	-0.00	-0.00	0.00	0.00	0.01	0.00	0.02
Suburb=Mill Park	0.00	-0.00	0.00	0.00	0.00	-0.00	-0.00	0.00	0.00	0.00	0.00
Suburb=Mitcham	0.01	0.00	0.00	0.00	0.02	0.00	-0.00	-0.00	-0.00	0.00	0.00
Suburb=Mont Albert	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	-0.00	-0.00	0.00	0.00
Suburb=Montmorency	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Moonee Ponds	0.00	0.00	0.02	0.01	-0.00	0.04	0.04	0.00	0.03	0.00	0.02
Suburb=Moorabbin	0.02	-0.00	0.01	-0.00	0.00	0.00	0.00	-0.00	0.00	0.01	-0.00
Suburb=Mordialloc	-0.00	-0.00	-0.00	-0.00	0.00	0.00	0.00	-0.00	-0.00	0.00	-0.00
Suburb=Mount Waverley	0.00	-0.00	0.00	0.01	0.04	-0.00	0.00	0.01	0.00	-0.00	0.00
Suburb=Mulgrave	-0.00	-0.00	-0.00	0.00	0.00	0.00	-0.00	-0.00	-0.00	0.00	0.00
Suburb=Murrumbeena	0.00	0.02	0.00	0.00	0.00	0.01	0.00	-0.00	0.01	0.01	0.00
Suburb=Newport	0.01	0.00	0.06	0.00	0.00	0.02	0.01	-0.00	0.01	0.01	0.02
Suburb=Niddrie	0.02	0.00	0.01	0.00	0.00	0.01	0.00	0.00	0.00	0.02	0.00
Suburb=Noble Park	-0.00	-0.00	-0.00	-0.00	0.00	0.00	0.00	-0.00	-0.00	-0.00	-0.00
Suburb=North Melbourne	-0.00	0.01	0.00	0.00	-0.00	-0.00	0.00	0.01	0.04	-0.00	0.02
Suburb=North Warrandyte	0.00	0.00	0.00	-0.00	-0.00	-0.00	0.00	0.00	-0.00	-0.00	-0.00
Suburb=Northcote	-0.00	-0.00	-0.00	0.07	-0.00	-0.00	0.01	0.03	-0.00	-0.00	0.03
Suburb=Notting Hill	0.00	-0.00	0.00	0.00	-0.00	-0.00	-0.00	0.00	0.00	0.00	0.00
Suburb=Nunawading	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Oak Park	0.02	-0.00	0.01	0.00	0.00	0.01	-0.00	0.00	0.00	0.01	0.00
Suburb=Oakleigh	0.01	0.00	0.00	0.00	-0.00	0.01	0.00	0.00	0.00	0.01	0.00

Segment 12	Segment 13	Segment 14	Segment 15	Segment 16	Segment 17	Segment 18	Segment 19	Segment 20
-0.00	-0.00	-0.00	0.08	-0.00	-0.00	-0.00	0.01	-0.00
-0.00	0.08	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00
-0.00	0.00	-0.00	-0.00	0.02	-0.00	-0.00	-0.00	-0.00
0.00	-0.00	0.00	0.00	0.00	-0.00	0.00	-0.00	0.00
0.00	-0.00	0.00	-0.00	0.07	0.00	0.00	-0.00	0.00
-0.00	0.00	0.01	-0.00	0.01	-0.00	0.01	-0.00	0.00
0.02	0.00	0.01	-0.00	-0.00	0.01	0.00	-0.00	-0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.01	-0.00	0.00	-0.00	-0.00	0.01	0.01	-0.00	0.03
-0.00	-0.00	0.01	-0.00	-0.00	0.00	0.01	-0.00	-0.00
-0.00	0.05	0.00	0.00	-0.00	0.00	-0.00	0.00	-0.00
0.00	-0.00	0.00	0.00	0.00	-0.00	0.01	0.03	0.00
-0.00	0.08	-0.00	-0.00	-0.00	0.00	-0.00	0.00	-0.00
0.01	0.00	0.03	0.00	0.00	0.01	0.01	0.00	0.01
0.00	0.00	0.00	-0.00	-0.00	-0.00	0.02	0.00	0.03
0.00	0.00	0.02	0.00	0.00	0.01	0.01	0.00	0.00
-0.00	0.04	-0.00	0.00	0.00	0.00	-0.00	0.00	-0.00
-0.00	-0.00	-0.00	-0.00	-0.00	0.02	0.00	-0.00	0.01
0.00	-0.00	-0.00	0.00	0.00	-0.00	0.00	-0.00	0.00
0.01	-0.00	-0.00	0.03	-0.00	0.01	0.01	0.05	0.00
0.00	-0.00	0.00	-0.00	-0.00	-0.00	0.00	-0.00	0.00
0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00
0.00	-0.00	0.01	-0.00	-0.00	0.02	0.00	-0.00	0.00
0.01	-0.00	0.01	-0.00	-0.00	-0.00	0.00	-0.00	0.01

Variable	Segment 1	Segment 2	Segment 3	Segment 4	Segment 5	Segment 6	Segment 7	Segment 8	Segment 9	Segment 10	Segment 11
Suburb=Oakleigh East	-0.00	0.00	0.00	-0.00	0.00	0.00	-0.00	-0.00	-0.00	0.00	-0.00
Suburb=Oakleigh South	0.00	-0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	-0.00	0.00
Suburb=Ormond	0.00	-0.00	0.01	-0.00	-0.00	0.03	0.01	-0.00	0.02	0.00	-0.00
Suburb=Parkdale	-0.00	-0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	-0.00	-0.00
Suburb=Parkville	0.00	0.01	0.00	0.00	-0.00	-0.00	0.00	0.00	0.01	0.00	0.01
Suburb=Pascoe Vale	0.01	-0.00	0.03	0.01	0.01	0.04	0.01	0.01	0.01	0.03	0.00
Suburb=Plumpton	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-0.00	-0.00
Suburb=Point Cook	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-0.00	0.00
Suburb=Port Melbourne	0.00	0.04	0.00	0.01	0.00	0.01	0.01	0.06	0.00	0.00	0.04
Suburb=Prahran	0.00	0.02	0.00	0.01	-0.00	0.01	0.01	0.04	0.02	0.00	0.03
Suburb=Preston	-0.00	0.01	-0.00	0.14	0.01	0.00	0.00	0.02	-0.00	-0.00	0.00
Suburb=Princes Hill	0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	-0.00	0.00
Suburb=Richmond	0.00	0.10	0.00	0.05	-0.00	0.00	0.00	0.05	0.00	0.00	0.05
Suburb=Ringwood	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Ringwood East	0.00	-0.00	0.00	-0.00	0.00	0.00	0.00	-0.00	-0.00	0.00	-0.00
Suburb=Ringwood North	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Ripponlea	-0.00	0.00	-0.00	-0.00	0.00	0.00	0.00	-0.00	0.01	-0.00	-0.00
Suburb=Rockbank	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-0.00
Suburb=Rosanna	0.02	-0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.01	0.00
Suburb=Rowville	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Roxburgh Park	0.00	0.00	-0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00	0.00	-0.00
Suburb=Sandringham	0.01	0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.00
Suburb=Scoresby	0.01	0.00	-0.00	0.00	-0.00	-0.00	-0.00	0.00	0.00	0.00	0.00
Suburb=Seabrook	0.00	-0.00	0.00	0.00	-0.00	-0.00	-0.00	0.00	0.00	0.00	0.00

Segment 12	Segment 13	Segment 14	Segment 15	Segment 16	Segment 17	Segment 18	Segment 19	Segment 20
-0.00	0.00	0.00	-0.00	-0.00	-0.00	0.00	-0.00	0.00
0.00	0.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.02	-0.00	0.03	-0.00	-0.00	-0.00	0.01	-0.00	0.01
0.00	0.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	-0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.01
0.00	0.00	0.02	-0.00	-0.00	0.04	0.02	0.03	0.01
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.02	0.00	0.00	0.00	0.00
0.01	0.00	0.00	0.02	-0.00	0.00	0.01	-0.00	0.02
0.01	-0.00	0.00	0.01	0.00	0.01	0.01	0.00	0.01
-0.00	0.00	-0.00	0.03	-0.00	0.01	0.00	0.15	-0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.10	0.00	0.03	0.01	0.08	0.00
0.00	0.00	0.00	0.00	0.02	0.00	0.00	0.00	0.00
-0.00	0.00	0.00	0.00	0.00	0.00	-0.00	0.00	-0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
-0.00	0.00	0.00	-0.00	-0.00	0.00	-0.00	-0.00	-0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	-0.00	0.01	-0.00	-0.00	0.01	0.00	-0.00	0.00
0.00	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00
-0.00	-0.00	-0.00	-0.00	0.02	-0.00	-0.00	-0.00	-0.00
0.01	-0.00	0.01	-0.00	-0.00	-0.00	0.00	-0.00	0.00
0.00	-0.00	0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00
0.00	-0.00	0.00	-0.00	-0.00	-0.00	0.00	-0.00	0.00

Variable	Segment 1	Segment 2	Segment 3	Segment 4	Segment 5	Segment 6	Segment 7	Segment 8	Segment 9	Segment 10	Segment 11
Suburb=Seaholme	0.00	0.00	-0.00	-0.00	-0.00	0.00	0.00	-0.00	0.00	0.00	-0.00
Suburb=Seddon	0.00	-0.00	0.00	0.00	0.00	0.03	0.00	0.00	0.01	0.00	0.03
Suburb=South Kingsville	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.00
Suburb=South Melbourne	0.00	0.00	0.00	0.00	0.00	0.01	0.01	0.01	0.02	0.00	0.03
Suburb=South Morang	0.00	-0.00	-0.00	-0.00	0.00	0.00	0.00	-0.00	-0.00	0.00	-0.00
Suburb=South Yarra	0.00	0.02	0.00	0.02	0.00	0.00	0.01	0.04	0.00	0.00	0.01
Suburb=Southbank	-0.00	0.06	-0.00	-0.00	0.00	0.00	0.00	0.03	0.01	-0.00	0.00
Suburb=Spotswood	0.00	-0.00	0.02	0.00	0.00	0.00	0.00	-0.00	0.00	0.00	0.00
Suburb=Springvale	0.00	0.00	-0.00	0.00	-0.00	-0.00	-0.00	0.00	0.00	0.00	0.00
Suburb=Springvale South	0.00	-0.00	0.00	0.00	-0.00	-0.00	-0.00	0.00	0.00	0.00	0.00
Suburb=St Albans	-0.00	0.00	-0.00	-0.00	0.00	0.00	0.00	0.00	-0.00	0.00	-0.00
Suburb=St Helena	0.00	-0.00	0.00	0.00	-0.00	-0.00	-0.00	0.00	0.00	0.00	0.00
Suburb=St Kilda	0.00	0.06	0.00	0.01	0.00	-0.00	0.01	0.03	0.00	0.00	0.01
Suburb=Strathmore	0.02	-0.00	0.02	-0.00	0.00	0.01	0.00	-0.00	-0.00	0.01	-0.00
Suburb=Strathmore Heigh	0.00	-0.00	0.00	0.00	-0.00	-0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Sunshine	0.01	0.00	0.02	-0.00	0.00	0.03	-0.00	-0.00	0.00	0.05	-0.00
Suburb=Sunshine North	0.01	-0.00	0.01	-0.00	0.00	0.00	-0.00	-0.00	-0.00	0.03	0.00
Suburb=Sunshine West	0.02	0.00	0.02	-0.00	0.00	0.00	0.00	-0.00	0.00	0.03	0.00
Suburb=Surrey Hills	0.00	0.00	-0.00	0.01	0.00	0.01	0.03	-0.00	-0.00	0.00	0.00
Suburb=Sydenham	0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00	-0.00
Suburb=Tarneit	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Taylors Hill	0.01	-0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Taylors Lakes	0.02	-0.00	0.00	0.00	0.00	-0.00	-0.00	0.00	0.00	0.00	0.00
Suburb=Templestowe	0.01	-0.00	0.00	0.00	0.04	0.00	0.00	0.00	0.00	-0.00	-0.00

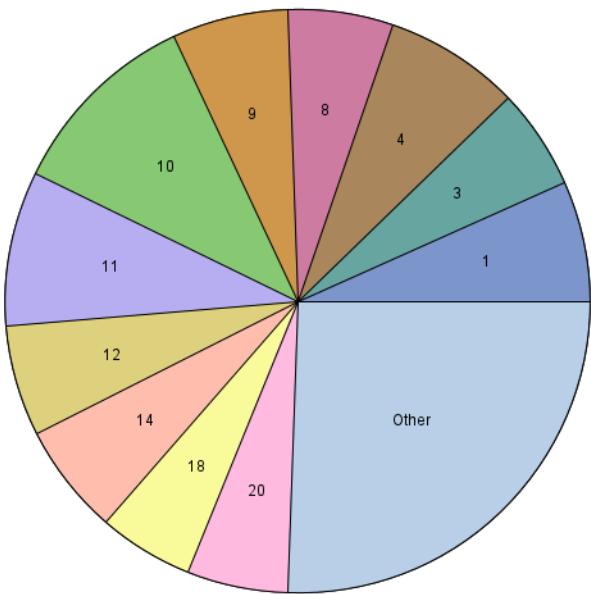
Variable	Segment 1	Segment 2	Segment 3	Segment 4	Segment 5	Segment 6	Segment 7	Segment 8	Segment 9	Segment 10	Segment 11
Suburb=Templestowe Lowe	0.03	-0.00	0.00	-0.00	0.09	0.00	0.00	-0.00	-0.00	0.02	0.00
Suburb=The Basin	0.00	0.00	-0.00	-0.00	-0.00	0.00	0.00	-0.00	-0.00	0.00	-0.00
Suburb=Thomastown	-0.00	-0.00	0.00	-0.00	0.00	0.00	-0.00	-0.00	-0.00	0.00	-0.00
Suburb=Thornbury	-0.00	0.01	0.00	0.03	-0.00	0.01	0.01	0.03	0.02	-0.00	0.02
Suburb=Toorak	-0.00	0.02	-0.00	0.00	0.00	0.00	0.01	0.04	0.03	0.00	0.01
Suburb=Travancore	-0.00	0.00	-0.00	-0.00	0.00	0.00	-0.00	-0.00	0.00	-0.00	-0.00
Suburb=Truganina	0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	-0.00	-0.00
Suburb=Tullamarine	0.00	-0.00	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Vermont	0.01	-0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Suburb=Vermont South	0.01	-0.00	0.00	0.00	0.02	0.00	0.00	0.00	0.00	-0.00	0.00
Suburb=Viewbank	0.03	0.00	0.00	-0.00	0.00	0.00	0.00	-0.00	-0.00	0.00	-0.00
Suburb=Wantirna	0.01	-0.00	-0.00	-0.00	0.01	0.01	0.00	-0.00	-0.00	-0.00	-0.00
Suburb=Wantirna South	0.01	-0.00	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	-0.00
Suburb=Warrandyte	0.00	0.01	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00	-0.00
Suburb=Waterways	-0.00	0.00	0.00	-0.00	-0.00	-0.00	0.00	0.00	-0.00	-0.00	-0.00
Suburb=Watsonia	0.01	0.00	0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.02	0.00
Suburb=Watsonia North	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.00
Suburb=Werribee	0.00	-0.00	0.00	0.00	-0.00	-0.00	0.00	0.00	0.00	-0.00	0.00
Suburb=West Footscray	0.01	0.01	0.05	-0.00	0.00	0.03	0.00	0.00	0.02	0.01	0.00
Suburb=West Melbourne	0.00	-0.00	0.00	0.00	-0.00	-0.00	0.00	0.00	0.02	0.00	0.01
Suburb=Westmeadows	0.01	0.00	0.00	-0.00	-0.00	0.00	0.00	-0.00	-0.00	0.00	-0.00
Suburb=Wheelers Hill	-0.00	-0.00	-0.00	-0.00	0.01	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00
Suburb=Williams Landing	-0.00	0.00	0.00	-0.00	0.00	-0.00	0.00	0.00	-0.00	0.00	-0.00
Suburb=Williamstown	0.00	0.00	0.01	0.00	-0.00	0.02	0.01	-0.00	0.01	0.00	0.01

Segment 12	Segment 13	Segment 14	Segment 15	Segment 16	Segment 17	Segment 18	Segment 19	Segment 20
0.00	0.00	0.00	-0.00	-0.00	0.01	0.00	0.00	-0.00
-0.00	0.00	-0.00	0.00	0.00	0.00	-0.00	0.00	-0.00
-0.00	0.00	0.00	-0.00	0.04	0.00	-0.00	-0.00	-0.00
0.00	-0.00	-0.00	0.02	0.00	0.01	0.01	0.04	0.01
0.00	0.00	-0.00	0.00	0.00	0.00	0.01	0.00	0.01
0.00	0.00	-0.00	-0.00	-0.00	0.00	-0.00	-0.00	0.00
0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.00
0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00
-0.00	0.00	-0.00	0.00	0.00	0.00	-0.00	0.00	0.00
-0.00	0.00	-0.00	0.00	0.00	0.00	-0.00	0.00	-0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.01	-0.00	0.00	0.00	-0.00	0.00	0.00	0.00
-0.00	-0.00	0.01	-0.00	-0.00	0.00	-0.00	-0.00	-0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.01	-0.00	0.00	0.00	0.00	0.00	0.01
0.00	-0.00	0.00	0.00	0.00	0.01	0.01	0.00	0.00
-0.00	0.00	-0.00	0.00	0.00	0.00	-0.00	0.00	-0.00
-0.00	0.07	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00
0.00	-0.00	-0.00	0.00	0.00	-0.00	0.00	0.00	0.00
0.03	-0.00	0.01	-0.00	-0.00	0.01	0.01	-0.00	0.03

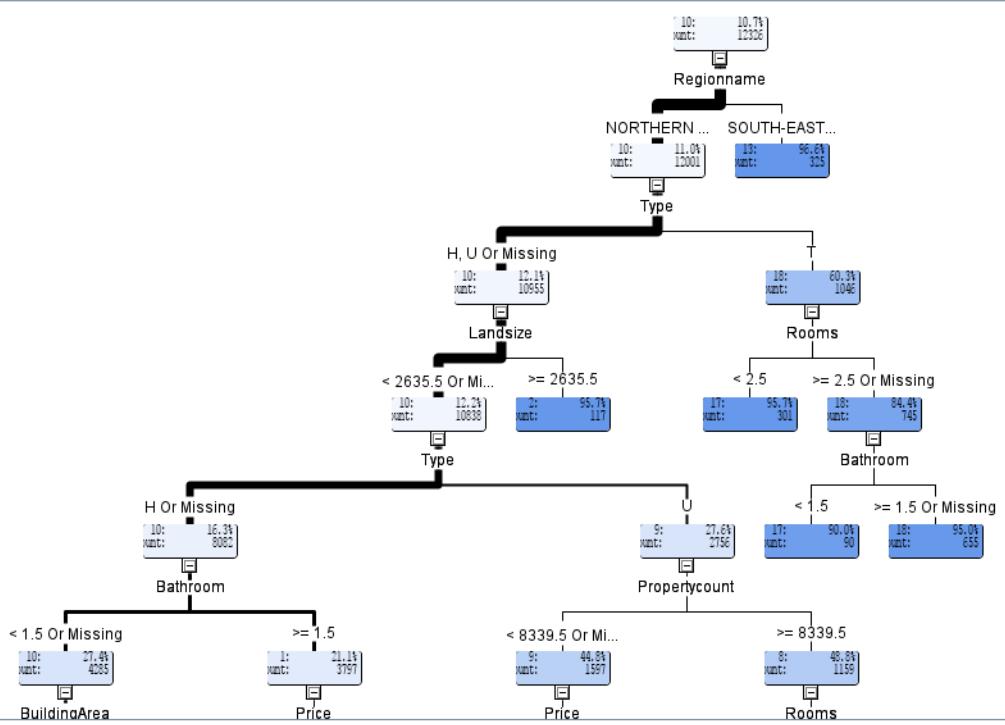
Variable	Segment 1	Segment 2	Segment 3	Segment 4	Segment 5	Segment 6	Segment 7	Segment 8	Segment 9	Segment 10	Segment 11
Suburb=Williamstown Nor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.00
Suburb=Windsor	0.00	-0.00	0.00	0.00	-0.00	0.01	0.01	0.00	0.04	-0.00	0.01
Suburb=Wollert	0.00	0.00	-0.00	-0.00	0.00	0.00	-0.00	-0.00	-0.00	-0.00	-0.00
Suburb=Wyndham Vale	-0.00	0.00	-0.00	-0.00	-0.00	0.00	0.00	-0.00	-0.00	-0.00	-0.00
Suburb=Yallambie	0.02	0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	0.01	-0.00
Suburb=Yarraville	0.00	-0.00	0.04	0.01	0.00	0.03	0.02	0.00	0.02	0.01	0.03
Type=h	0.99	0.12	0.99	0.99	0.97	0.99	0.99	0.06	0.04	1.00	0.98
Type=t	0.00	0.06	-0.00	0.00	0.02	0.00	0.01	-0.00	0.00	0.00	0.00
Type=u	0.01	0.82	0.01	0.01	0.01	0.00	0.01	0.94	0.96	0.00	0.01

Segment 12	Segment 13	Segment 14	Segment 15	Segment 16	Segment 17	Segment 18	Segment 19	Segment 20
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01
-0.00	0.00	0.00	-0.00	0.01	0.00	-0.00	-0.00	-0.00
-0.00	0.00	-0.00	0.00	0.01	0.00	-0.00	0.00	-0.00
-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00	-0.00
0.01	0.00	0.00	-0.00	-0.00	0.01	0.01	0.00	0.03
0.99	0.84	0.06	0.02	0.95	0.00	0.00	0.96	0.90
0.01	0.07	-0.00	0.00	0.02	1.00	1.00	0.00	0.00
0.00	0.09	0.94	0.98	0.03	-0.00	-0.00	0.04	0.10

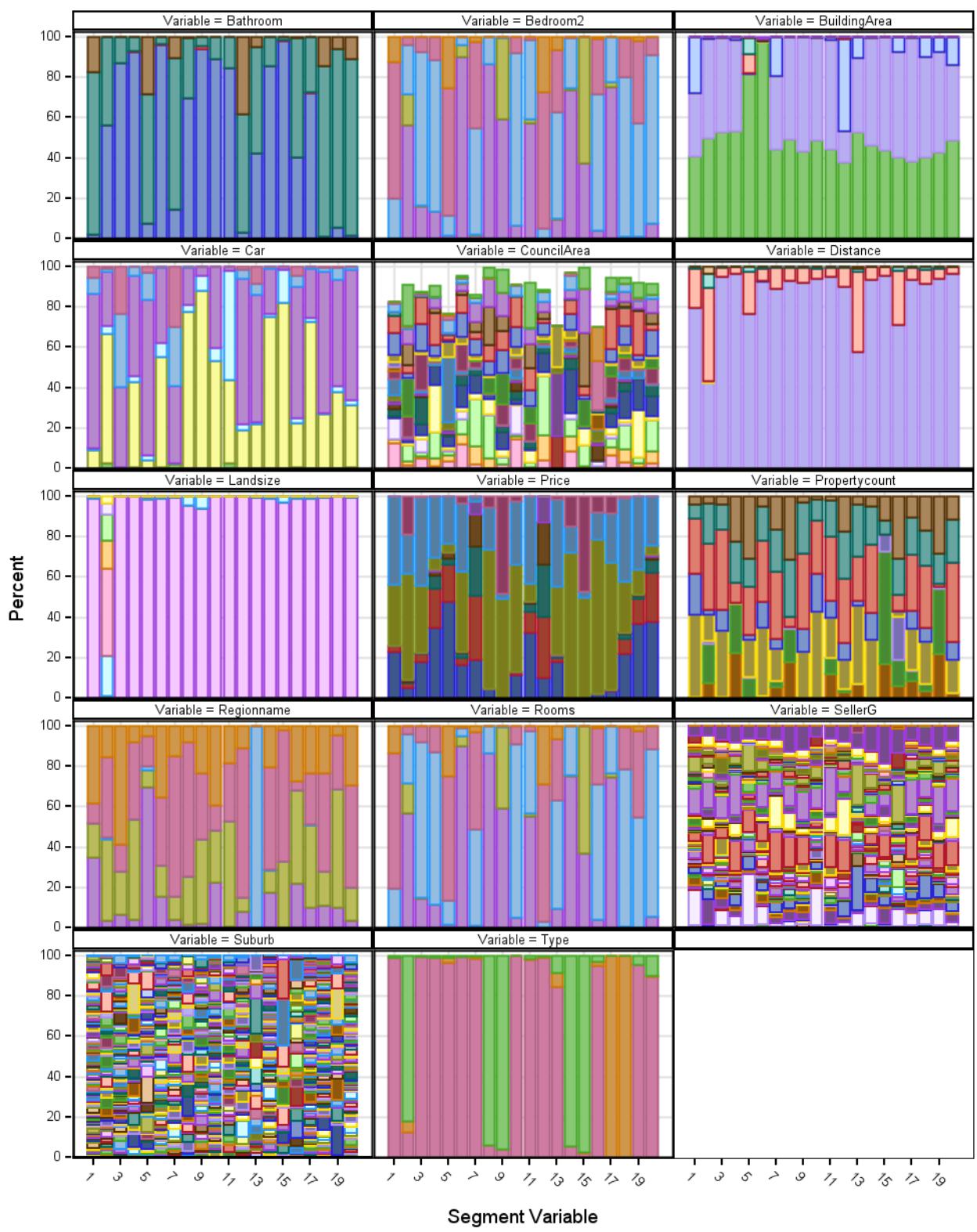
SAS Enterprise Miner Report
Node=Ward Clustering
Segment Size



SAS Enterprise Miner Report
 Node=Ward Clustering
 Tree Diagram



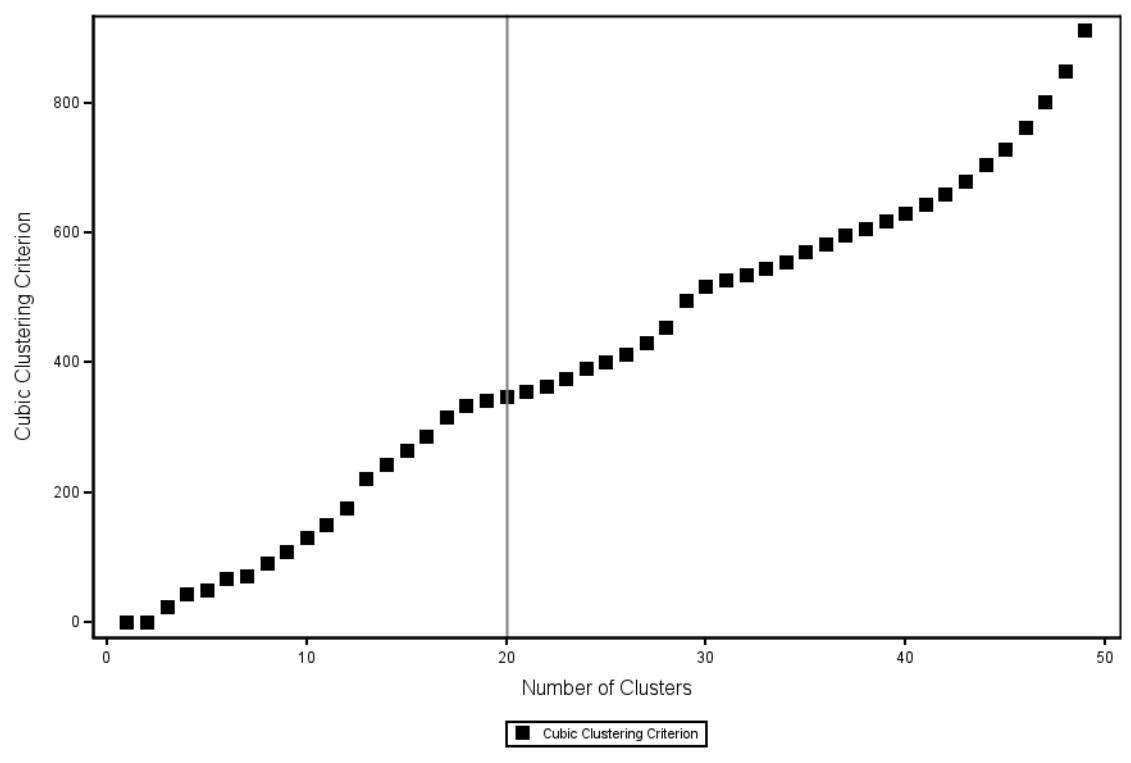
SAS Enterprise Miner Report
Node=Ward Clustering
Segment Plot



SAS Enterprise Miner Report

Node=Ward Clustering

CCC Plot



SAS Enterprise Miner Report

Node=MELBOURNE_TRAIN Summary

Node id = lds
 Node label = MELBOURNE_TRAIN
 Meta path = lds
 Notes =

Node=MELBOURNE_TRAIN Properties

Property	Value	Default	Property	Value	Default	Property	Value	Default
Component	DataSource		DsCreatedBy	selan2		NBytes	2753536	.
ApplyIntervalLevelLowerLimit	Y		DsId	melbournetrain		NCols	21	.
ApplyMaxClassLevels	Y		DsModifiedBy	selan2		NObs	13580	.
ApplyMaxPercentMissing	Y		DsModifyDate	2044120794.3		NewTable		
CMeta	WORK.M26J054H		DsSampleName			NewVariableRole	REJECT	
ComputeStatistics	N		DsSampleSize			OutputType	VIEW	
DBPassThrough	Y		DsSampleSizeType			Role	RAW	TRAIN
Data	ESDATA.MELBOURNE_TRAIN		DsScope	LOCAL		Sample	D	
DataSelection	DATASOURCE		IdentifyEmptyColumns	Y		SampleSizeObs	10000	
DataSource	melbournetrain		IntervalLowerLimit	20		SampleSizePercent	20	
DataSourceRole	RAW		Library	ESDATA		SampleSizeType	PERCENT	
Description			MaxClassLevels	20		Scope	LOCAL	
DropMapVariables	Y		MaxPercentMissing	50		Segment		
DsCreateDate	2044120794.2		MetaAdvisor	BASIC		Table	MELBOURNE_TRAIN	

Node=MELBOURNE_TRAIN

Data Attributes

Attribute	Value	Attribute	Value	Attribute	Value
Data Name	MELBOURNE_TRAIN	Date Created	09Oct2024:16:30:30	Data Size	2753536
Data Type	DATA	Date Modified	09Oct2024:16:30:30	Role	RAW
Data Label		Number Rows	13580	Segment	
Engine	BASE	Number Columns	21	Data Library	ESDATA

Node=MELBOURNE_TRAIN

Variables List

Name	Label	Role	Level	Type	Length	Format	Creator
Address		REJECTED	NOMINAL	C	20	\$20.	
Bathroom		INPUT	INTERVAL	N	8	BEST12.0	
Bedroom2		INPUT	INTERVAL	N	8	BEST12.0	
BuildingArea		INPUT	INTERVAL	N	8	BEST12.0	
Car		INPUT	INTERVAL	N	8	BEST12.0	
CouncilArea		INPUT	NOMINAL	C	13	\$13.	
Date		TIMEID	INTERVAL	N	8	DDMMYY10.0	
Distance		INPUT	INTERVAL	N	8	BEST12.0	
Landsize		INPUT	INTERVAL	N	8	BEST12.0	
Latitude		REJECTED	INTERVAL	N	8	BEST12.0	
Longitude		REJECTED	INTERVAL	N	8	BEST12.0	

Name	Label	Role	Level	Type	Length	Format	Creator
Method		INPUT	NOMINAL	C	2	\$2.	
Postcode		REJECTED	INTERVAL	N	8	BEST12.0	
Price		TARGET	INTERVAL	N	8	BEST12.0	
Propertycount		INPUT	INTERVAL	N	8	BEST12.0	
Regionname		INPUT	NOMINAL	C	21	\$21.	
Rooms		INPUT	INTERVAL	N	8	BEST12.0	
SellerG		INPUT	NOMINAL	C	13	\$13.	
Suburb		INPUT	NOMINAL	C	16	\$16.	
Type		INPUT	NOMINAL	C	1	\$1.	
YearBuilt		INPUT	INTERVAL	N	8	BEST12.0	

SAS Enterprise Miner Report

Node=Data Partition Summary

Node id = Part
 Node label = Data Partition
 Meta path = Ids => Part
 Notes =

Node=Data Partition Properties

Property	Value	Default	Property	Value	Default	Property	Value	Default
Component	Partition		Method	DEFAULT		TestPct	30	
ClassDistribution	Y		OutputType	DATA		TrainPct	40	
IntervalDistribution	Y		RandomSeed	12345		ValidatePct	30	

Node=Data Partition Variable Summary

Role	Level	Frequency Count	Name
TIMEID	INTERVAL	1	Date
TARGET	INTERVAL	1	Price
REJECTED	INTERVAL	3	Latitude Longitude Postcode
REJECTED	NOMINAL	1	Address
INPUT	INTERVAL	9	Bathroom Bedroom2 BuildingArea Car Distance Landsize Propertycount Rooms YearBuilt
INPUT	NOMINAL	6	CouncilArea Method Regionname SellerG Suburb Type

SAS Enterprise Miner Report

Node=3HU Neural Network Summary

Node id = Neural
 Node label = 3HU Neural Network
 Meta path = Ids => Part => Neural
 Notes =

Node=3HU Neural Network Properties

Property	Value	Default	Property	Value	Default	Property	Value	Default
Component	NeuralNetwork		Hidden	3		Prelim	Y	
AbsConvValue	-1.34078E154	-7.237006E75	HiddenActivation	DEFAULT		PrelimMaxTime	1 HOUR	
AbsFTime	1		HiddenBias	Y		PrelimMaxiter	10	
AbsFValue	0		HiddenCombFunction	DEFAULT		PrelimOutest		
AbsGTime	1		HiddenUnits	N		PreliminaryRuns	5	
AbsGValue	0.00001		InitialDs			RandDist	NORMAL	
AbsXTime	1		InitialSeed	12345		RandLoc	0	
AbsXValue	1E-8		InputStandardization	STD		RandScale	0.1	
Accelerate	1.2		Learn	0.1		Residuals	Y	
AddHidden	Y		MaxLearn	50		Standardizations	N	
CodefileNoRes			MaxMomentum	1.75		SuppressOutput	N	
CodefileRes			Maxiter	50		TargetActivation	DEFAULT	
ConvDefaults	Y		Maxtime	4 HOURS		TargetBias	Y	
Decelerate	0.5		MinLearn	0.00001		TargetCombFunction	DEFAULT	
DirectConnection	N		ModelSelectionCriterion	PROFIT/LOSS		TargetError	DEFAULT	
FConvTime	1		Momentum	0		Tilt	0	
FConvValue	0		NetworkArchitecture	MLP		TrainCode		
GConvTime	1		Outest			TrainingTechnique	DEFAULT	
GConvValue	1E-6		Outfit			UseEstimates	N	

Node=3HU Neural Network Variable Summary

Role	Level	Frequency Count	Name
TARGET	INTERVAL	1	Price
INPUT	INTERVAL	9	Bathroom Bedroom2 BuildingArea Car Distance Landsize Propertycount Rooms YearBuilt
INPUT	NOMINAL	6	CouncilArea Method Regionname SellerG Suburb Type

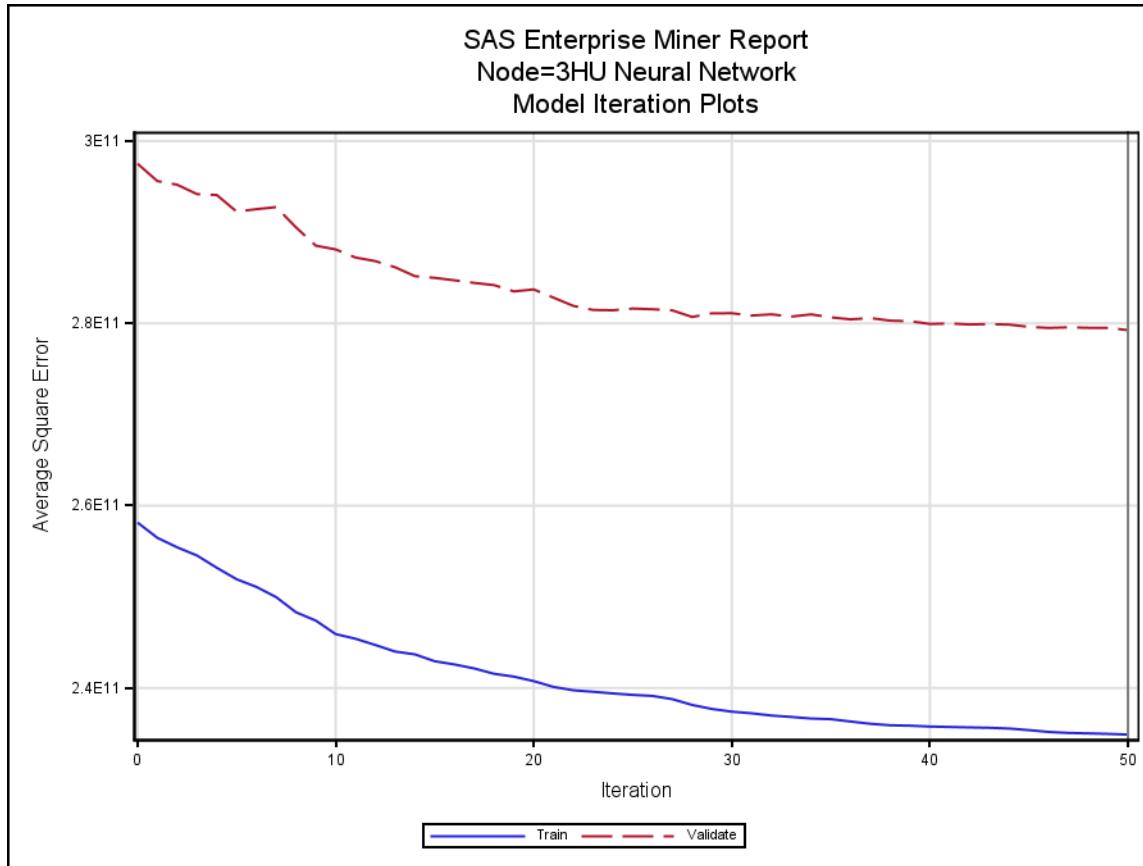
Node=3HU Neural Network Model Fit Statistics

Target=Price Target Label=''

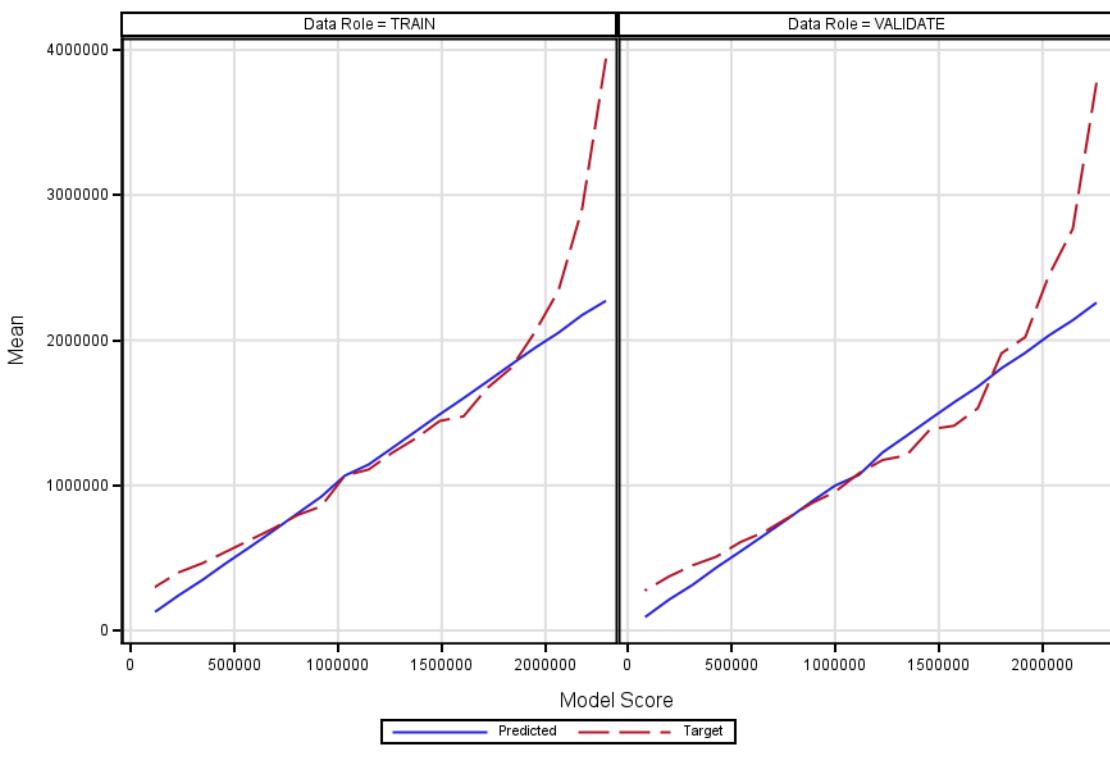
Label of Statistic	Train	Validation	Test
Total Degrees of Freedom	5432.00	.	.
Degrees of Freedom for Error	3814.00	.	.
Model Degrees of Freedom	1618.00	.	.
Number of Estimated Weights	1618.00	.	.
Akaike's Information Criterion	145458.55	.	.

Target=Price Target Label=''

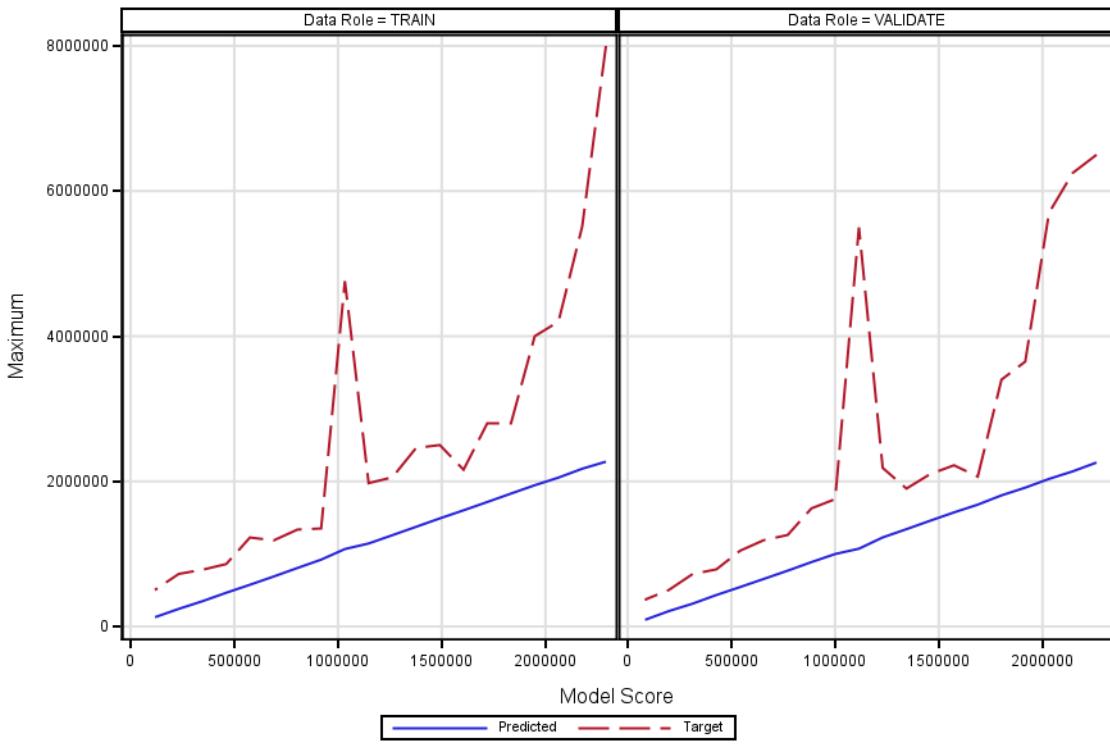
Label of Statistic	Train	Validation	Test
Schwarz's Bayesian Criterion	156137.45		
Average Squared Error	234883125266.47	279254785981.54	293197985275.19
Maximum Absolute Error	5678834.61	4431033.72	8309012.17
Divisor for ASE	5432.00	4074.00	4074.00
Sum of Frequencies	5432.00	4074.00	4074.00
Root Average Squared Error	484647.42	528445.63	541477.59
Sum of Squared Errors	1.2758851364E15	1.1376839981E15	1.194488592E15
Sum of Case Weights Times Freq	5432.00	4074.00	4074.00
Final Prediction Error	434170433436.96		
Mean Squared Error	334526779351.71	279254785981.54	293197985275.19
Root Final Prediction Error	658916.11		
Root Mean Squared Error	578382.90	528445.63	541477.59
Average Error Function	234883125266.47	279254785981.54	293197985275.19
Error Function	1.2758851364E15	1.1376839981E15	1.194488592E15



SAS Enterprise Miner Report
 Node=3HU Neural Network
 Score Distributions where TARGET='Price'



SAS Enterprise Miner Report
 Node=3HU Neural Network
 Score Distributions where TARGET='Price'



Node=3HU Neural Network
Score Distributions

Target Variable=Price Data Role=TRAIN

Range for Predicted	Mean Predicted	Max Predicted	Min Predicted	Mean Target	Max Target	Min Target
2234234.936 - 2348627.975	2271073.99	2348627.97	2234950.12	3940200.00	8000000	2250000
2119841.896 - 2234234.936	2173398.14	2231072.37	2123421.42	2907733.10	5510000	1535000
2005448.857 - 2119841.896	2051419.50	2116936.31	2006071.81	2341500.00	4200000	1200000
1891055.818 - 2005448.857	1945950.53	2004818.20	1891857.68	2053762.65	4000000	1050000
1776662.778 - 1891055.818	1831334.11	1891016.79	1776762.05	1807267.05	2800000	770000
1662269.739 - 1776662.778	1715060.92	1775561.64	1662917.49	1670100.00	2800000	930000
1547876.700 - 1662269.739	1600432.65	1662128.32	1548171.52	1475114.58	2160000	690000
1433483.660 - 1547876.700	1489110.89	1546886.76	1434260.05	1443589.55	2500000	495000
1319090.621 - 1433483.660	1373445.75	1432837.28	1320018.79	1324480.95	2460000	801000
1204697.582 - 1319090.621	1257718.40	1318995.23	1204845.35	1224623.15	2055000	700000
1090304.542 - 1204697.582	1143340.37	1204388.39	1090607.56	1108764.39	1975000	592000
975911.503 - 1090304.542	1066928.01	1090019.15	976201.42	1067213.59	4760000	85000
861518.464 - 975911.503	921104.75	975905.17	862386.58	854831.69	1350500	131000
747125.424 - 861518.464	805816.43	860668.63	750172.70	794782.93	1335000	400000
632732.385 - 747125.424	688523.39	746684.94	633589.29	703809.64	1186000	350000
518339.346 - 632732.385	574799.31	632331.25	519946.23	623480.59	1226000	270000
403946.306 - 518339.346	464814.71	517995.48	404325.45	543274.78	860000	349000
289553.267 - 403946.306	348354.12	402733.34	290281.58	463526.53	782000	280000
175160.228 - 289553.267	242439.49	288024.04	177263.66	400134.62	724000	216000
60767.188 - 175160.228	127853.88	174801.39	60767.19	299937.50	505000	185000

Target Variable=Price Data Role=VALIDATE

Range for Predicted	Mean Predicted	Max Predicted	Min Predicted	Mean Target	Max Target	Min Target
2202994.441 - 2317522.986	2259136.04	2317522.99	2204275.45	3774263.16	6500000	1975000
2088465.897 - 2202994.441	2137550.09	2194588.42	2089328.45	2766743.90	6250000	1365000
1973937.352 - 2088465.897	2033152.66	2088459.62	1974931.51	2447960.94	5700000	1100000
1859408.808 - 1973937.352	1912944.49	1970443.94	1860796.55	2021260.32	3650000	580500
1744880.263 - 1859408.808	1806757.65	1859367.80	1746734.72	1909715.64	3401000	975000
1630351.718 - 1744880.263	1678851.62	1743650.77	1632096.64	1530506.76	2065000	857000
1515823.174 - 1630351.718	1571446.08	1627353.43	1516853.72	1410044.87	2221000	773000
1401294.629 - 1515823.174	1457414.87	1511865.00	1401825.01	1386141.98	2100000	785000
1286766.085 - 1401294.629	1340891.47	1398813.88	1287048.93	1206318.68	1900000	500000
1172237.540 - 1286766.085	1227187.33	1286235.76	1172755.44	1174658.16	2185000	495000
1057708.995 - 1172237.540	1071515.36	1171971.21	1058680.34	1083011.90	5500000	145000
943180.451 - 1057708.995	998389.86	1057621.47	944449.85	955176.92	1755000	355000
828651.906 - 943180.451	886909.77	942692.94	829388.97	875639.47	1627000	290000
714123.362 - 828651.906	768795.48	828553.63	714486.61	774790.71	1260500	437000
599594.817 - 714123.362	655589.83	713222.50	600259.68	677725.37	1190000	305000
485066.272 - 599594.817	543323.86	599263.23	486274.73	607838.98	1044000	315000
370537.728 - 485066.272	433680.06	484605.51	370685.71	508325.36	787000	260000
256009.183 - 370537.728	314323.86	369836.75	258781.27	448960.40	722500	260000
141480.639 - 256009.183	211761.99	254240.31	146052.64	371452.38	503000	210000
26952.094 - 141480.639	91888.38	128048.48	26952.09	274590.91	370000	170000

SAS Enterprise Miner Report

Node=5HU Neural Networks Summary

Node id = Neural2
 Node label = 5HU Neural Networks
 Meta path = Ids => Part => Neural2
 Notes =

Node=5HU Neural Networks Properties

Property	Value	Default	Property	Value	Default	Property	Value	Default
Component	NeuralNetwork		Hidden	5	3	Prelim	Y	
AbsConvValue	-1.34078E154	-7.237006E75	HiddenActivation	DEFAULT		PrelimMaxTime	1 HOUR	
AbsFTime	1		HiddenBias	Y		PrelimMaxiter	10	
AbsFValue	0		HiddenCombFunction	DEFAULT		PrelimOutest		
AbsGTime	1		HiddenUnits	N		PreliminaryRuns	5	
AbsGValue	0.00001		InitialDs			RandDist	NORMAL	
AbsXTime	1		InitialSeed	12345		RandLoc	0	
AbsXValue	1E-8		InputStandardization	STD		RandScale	0.1	
Accelerate	1.2		Learn	0.1		Residuals	Y	
AddHidden	Y		MaxLearn	50		Standardizations	N	
CodefileNoRes			MaxMomentum	1.75		SuppressOutput	N	
CodefileRes			Maxiter	50		TargetActivation	DEFAULT	
ConvDefaults	Y		Maxtime	4 HOURS		TargetBias	Y	
Decelerate	0.5		MinLearn	0.00001		TargetCombFunction	DEFAULT	
DirectConnection	N		ModelSelectionCriterion	PROFIT/LOSS		TargetError	DEFAULT	
FConvTime	1		Momentum	0		Tilt	0	
FConvValue	0		NetworkArchitecture	MLP		TrainCode		
GConvTime	1		Outest			TrainingTechnique	DEFAULT	
GConvValue	1E-6		Outfit			UseEstimates	N	

Node=5HU Neural Networks Variable Summary

Role	Level	Frequency Count	Name
TARGET	INTERVAL	1	Price
INPUT	INTERVAL	9	Bathroom Bedroom2 BuildingArea Car Distance Landsize Propertycount Rooms YearBuilt
INPUT	NOMINAL	6	CouncilArea Method Regionname SellerG Suburb Type

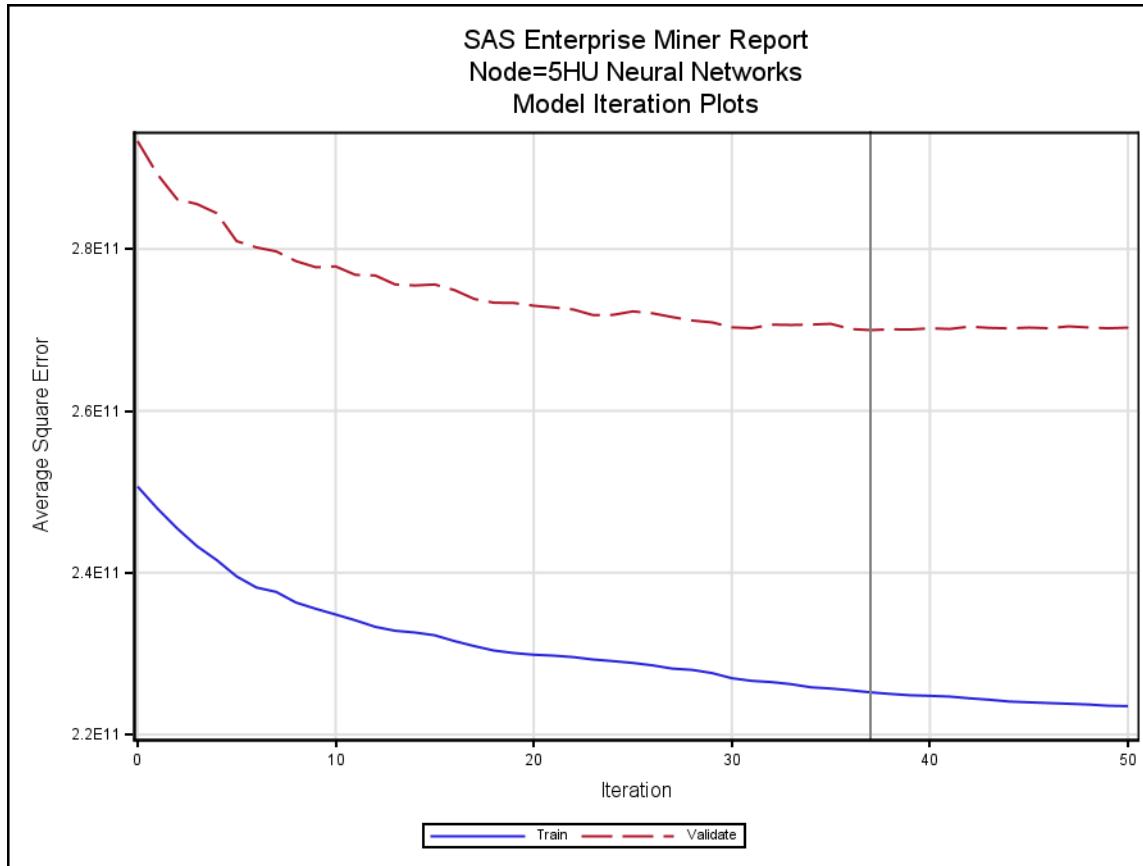
Node=5HU Neural Networks Model Fit Statistics

Target=Price Target Label=''

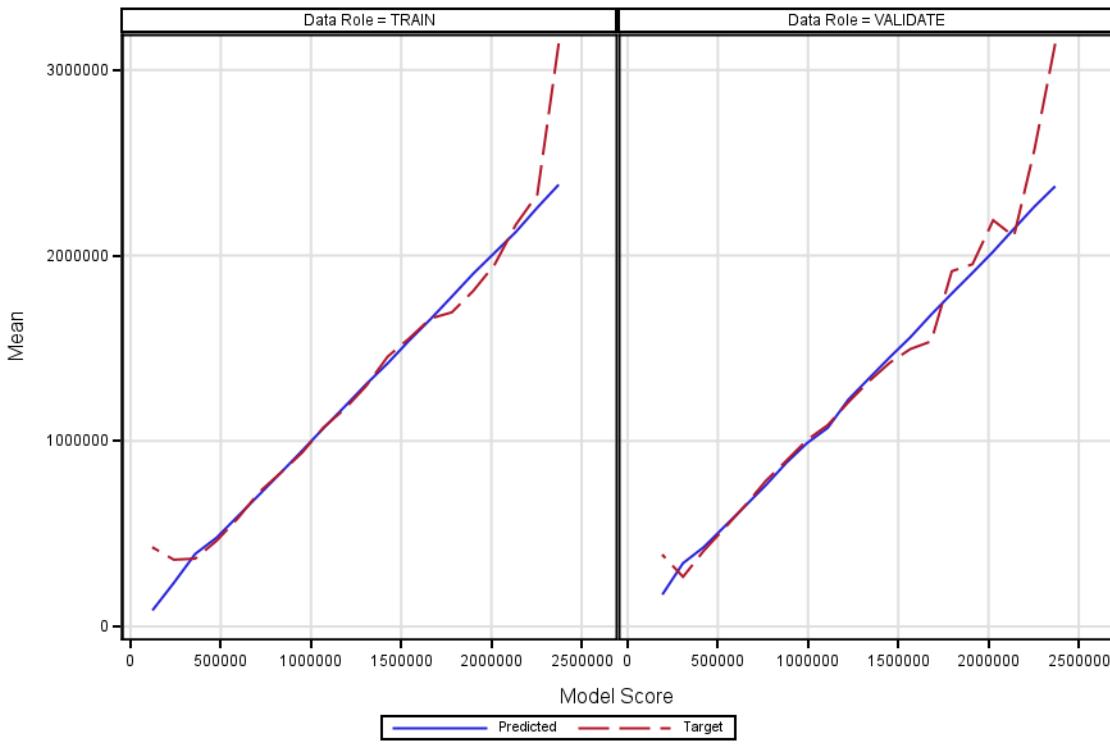
Label of Statistic	Train	Validation	Test
Total Degrees of Freedom	5432.00	.	.
Degrees of Freedom for Error	2736.00	.	.
Model Degrees of Freedom	2696.00	.	.
Number of Estimated Weights	2696.00	.	.
Akaike's Information Criterion	147386.26	.	.

Target=Price Target Label=''

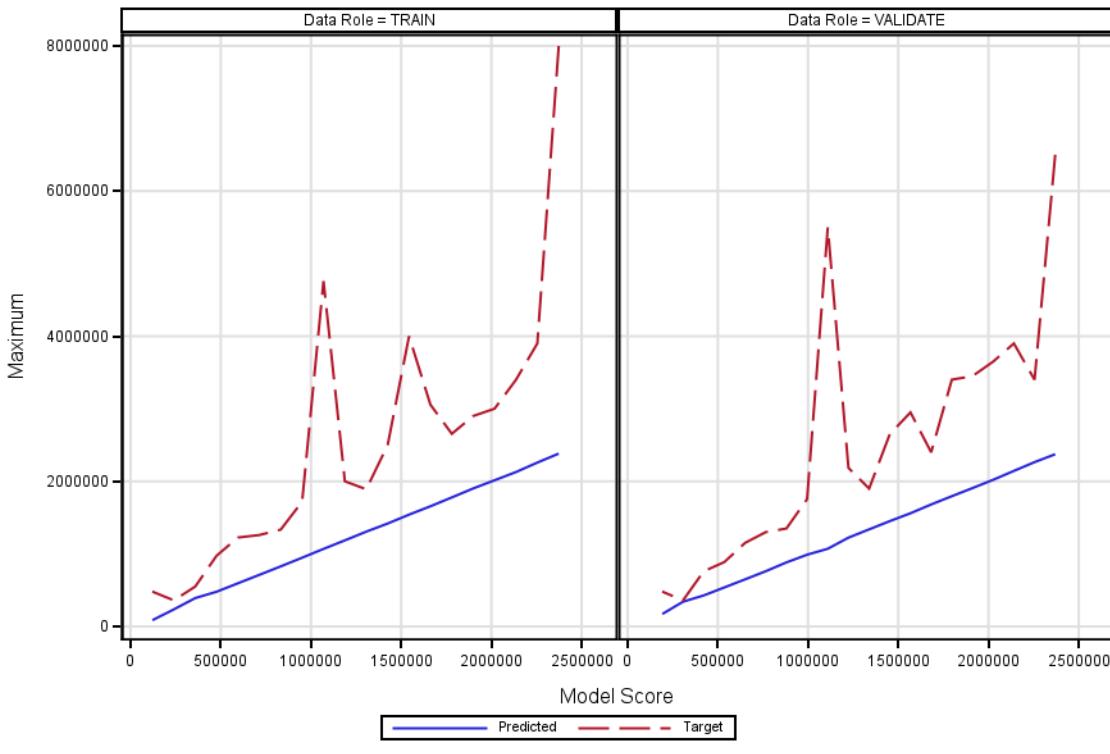
Label of Statistic	Train	Validation	Test
Schwarz's Bayesian Criterion	165180.03	.	.
Average Squared Error	225216517214.00	269979029650.45	285447084407.90
Maximum Absolute Error	5573908.08	4431033.72	8213637.03
Divisor for ASE	5432.00	4074.00	4074.00
Sum of Frequencies	5432.00	4074.00	4074.00
Root Average Squared Error	474569.82	519595.06	534272.48
Sum of Squared Errors	1.2233761215E15	1.0998945668E15	1.1629114219E15
Sum of Case Weights Times Freq	5432.00	4074.00	4074.00
Final Prediction Error	669064273360.88	.	.
Mean Squared Error	447140395287.44	269979029650.45	285447084407.90
Root Final Prediction Error	817963.49	.	.
Root Mean Squared Error	668685.57	519595.06	534272.48
Average Error Function	225216517214.00	269979029650.45	285447084407.90
Error Function	1.2233761215E15	1.0998945668E15	1.1629114219E15



SAS Enterprise Miner Report
 Node=5HU Neural Networks
 Score Distributions where TARGET='Price'



SAS Enterprise Miner Report
 Node=5HU Neural Networks
 Score Distributions where TARGET='Price'



Node=5HU Neural Networks
Score Distributions

Target Variable=Price Data Role=TRAIN

Range for Predicted	Mean Predicted	Max Predicted	Min Predicted	Mean Target	Max Target	Min Target
2313718.226 - 2432228.898	2382131.49	2432228.90	2317596.73	3143890.99	8000000	1761000
2195207.553 - 2313718.226	2258511.53	2313383.28	2202165.25	2329418.60	3900000	1300000
2076696.881 - 2195207.553	2127753.45	2193659.38	2078882.06	2167166.67	3399000	1185000
1958186.209 - 2076696.881	2014706.17	2073570.78	1960649.00	1950677.78	3001000	1212500
1839675.537 - 1958186.209	1901898.30	1954013.88	1839685.30	1808897.73	2900000	1050000
1721164.865 - 1839675.537	1778268.76	1838001.75	1723509.37	1693636.00	2655000	981000
1602654.193 - 1721164.865	1656241.79	1720776.50	1603002.06	1660150.00	3056000	770000
1484143.521 - 1602654.193	1541054.27	1602588.48	1484720.94	1552531.82	4000000	870000
1365632.849 - 1484143.521	1418618.94	1484005.12	1366719.83	1454936.13	2500000	887000
1247122.177 - 1365632.849	1306737.30	1365180.72	1249029.84	1297238.10	1890000	690000
1128611.505 - 1247122.177	1186555.28	1246955.10	1129142.12	1173579.93	2000000	495000
1010100.833 - 1128611.505	1069013.35	1128417.79	1011008.69	1072896.66	4760000	85000
891590.161 - 1010100.833	947639.44	1008962.93	893043.81	937240.19	1720000	470000
773079.489 - 891590.161	828339.95	891288.87	774133.06	829010.13	1335000	506000
654568.817 - 773079.489	711429.99	772410.55	654718.17	725045.94	1260000	270000
536058.145 - 654568.817	595206.28	654394.72	536256.49	584078.86	1226000	330000
417547.472 - 536058.145	478902.82	535795.25	417697.99	461957.63	975000	185000
299036.800 - 417547.472	391253.48	417532.37	346839.03	365715.52	550000	200000
180526.128 - 299036.800	235183.72	235183.72	235183.72	360000.00	360000	360000
62015456 - 180526.128	86666.99	111318.52	62015.46	426750.00	480000	373500

Target Variable=Price Data Role=VALIDATE

Range for Predicted	Mean Predicted	Max Predicted	Min Predicted	Mean Target	Max Target	Min Target
2312477.885 - 2427080.474	2373480.17	2427080.47	2313216.90	3142538.46	6500000	1400000
2197875.295 - 2312477.885	2264422.11	2310187.09	2207790.47	2573173.91	3400000	1740000
2083272.705 - 2197875.295	2143509.22	2193698.09	2087501.46	2102963.70	3900000	1250000
1968670.116 - 2083272.705	2021100.47	2074505.94	1971148.96	2190116.67	3650000	1415000
1854067.526 - 1968670.116	1906793.61	1967074.22	1854838.71	1953000.00	3450000	1250000
1739464.936 - 1854067.526	1795254.28	1853090.24	1740972.15	1915367.35	3401000	1200000
1624862.347 - 1739464.936	1681159.90	1738170.22	1626640.45	1537109.52	2400000	850000
1510259.757 - 1624862.347	1559946.74	1621433.87	1513459.29	1495971.19	2950000	580500
1395657.168 - 1510259.757	1451618.77	1507707.64	1396162.03	1421907.41	2650000	773000
1281054.578 - 1395657.168	1337917.01	1395477.80	1282072.43	1322333.33	1900000	785000
1166451.988 - 1281054.578	1223792.94	1280843.20	1166751.43	1209533.02	2185000	145000
1051849.399 - 1166451.988	1070852.89	1165919.73	1052938.09	1085845.16	5500000	170000
937246.809 - 1051849.399	988843.78	1051174.83	937301.69	1005894.93	1755000	456000
822644.219 - 937246.809	882743.07	936957.98	823597.50	894283.33	1350000	495000
708041.630 - 822644.219	761220.80	822038.62	708282.60	784545.45	1300000	355000
593439.040 - 708041.630	649034.21	707237.51	593818.56	651453.05	1151500	305000
478836.451 - 593439.040	538144.33	593231.13	478901.44	528560.40	888000	280000
364233.861 - 478836.451	427579.20	478737.08	364687.26	407711.59	760000	170000
249631.271 - 364233.861	341248.92	359346.73	295111.15	267500.00	360000	200000
135028.682 - 249631.271	171796.70	194788.53	135028.68	386500.00	480000	295000

SAS Enterprise Miner Report

Node=Exhaustive Regression Summary

Node id = Reg
 Node label = Exhaustive Regression
 Meta path = Ids => Part => Reg
 Notes =

Node=Exhaustive Regression Properties

Property	Value	Default	Property	Value	Default	Property	Value	Default
Component	Regression		Force	0		PolynomialDegree	2	
AbsConvValue	-1.34078E154	-7.237006E75	GConvTimes	1		PrintDesignMatrix	N	
AbsFTime	1		GConvValue	1E-6		Rule	NONE	
AbsFValue	0		Hierarchy	CLASS		SASSPDS	N	
AbsGTime	1		InputCoding	DEVIATION		SelectionCriterion	DEFAULT	
AbsGValue	0.00001		Interactions			SelectionDefault	Y	
AbsXTime	1		LinkFunction	LOGIT		Sequential	N	
AbsXValue	1E-8		MainEffect	Y		Simple	N	
CIParam	N		MaxCPUTime	1 HOUR		SIEntry	0.05	
ConvDefaults	Y		MaxFunctionCalls	.		SIStay	0.05	
CorB	N		MaxIterations	.		Start	0	
CovB	N		MaxStep	.		StepOutput	N	
Covout	N		MinResourceUse	N		Stop	0	
Details	N		ModelDefaults	Y		SuppressIntercept	N	
Error	LOGISTIC		ModelSelection	NONE		SuppressOutput	N	
ExcludedVariable	REJECT		OptimizationTechnique	DEFAULT		Terms	N	
FConvTimes	1		Performance	N		TwoFactor	N	
FConvValue	0		Polynomial	N				

Node=Exhaustive Regression Variable Summary

Role	Level	Frequency Count	Name
TARGET	INTERVAL	1	Price
INPUT	INTERVAL	9	Bathroom Bedroom2 BuildingArea Car Distance Landsize Propertycount Rooms YearBuilt
INPUT	NOMINAL	6	CouncilArea Method Regionname SellerG Suburb Type

Node=Exhaustive Regression Model Fit Statistics

Target=Price Target Label=''

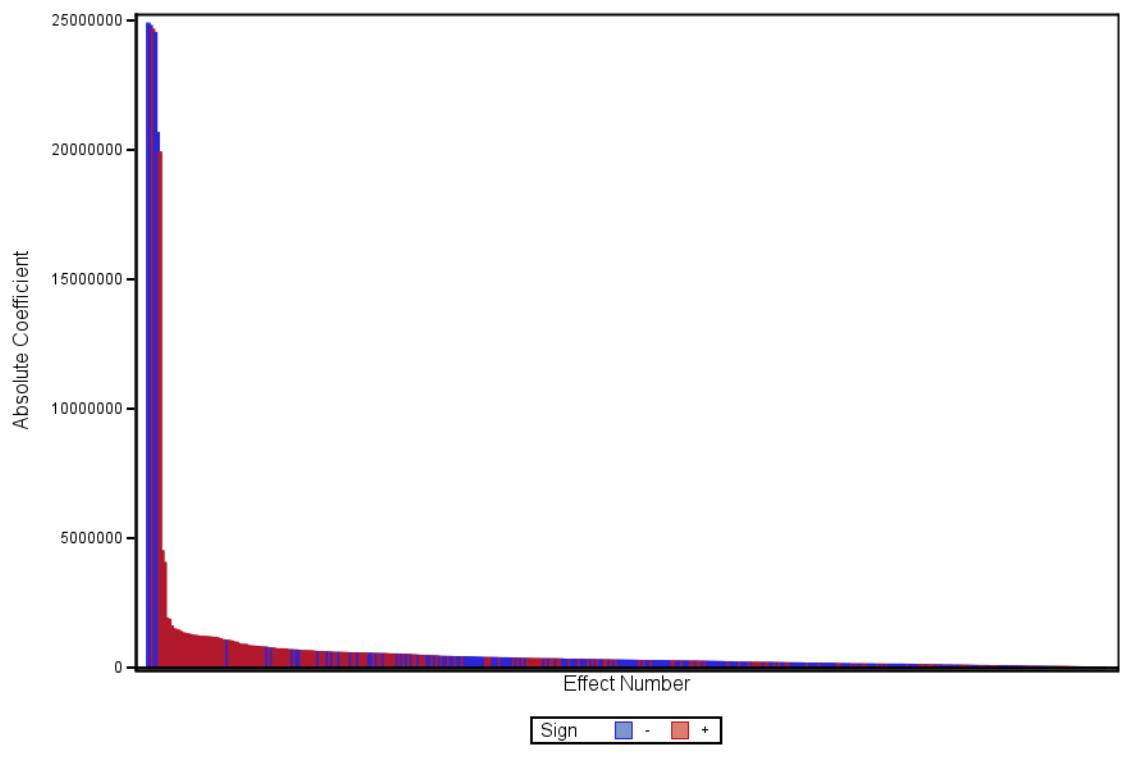
Label of Statistic	Train	Validation	Test
Akaike's Information Criterion	142766.39	.	.
Average Squared Error	223158227996.94	286424176288.64	451187058707.30
Average Error Function	223158227996.94	286424176288.64	451187058707.30
Degrees of Freedom for Error	5021.00	.	.
Model Degrees of Freedom	411.00	.	.
Total Degrees of Freedom	5432.00	.	.

Target=Price Target Label=''

Label of Statistic	Train	Validation	Test
Divisor for ASE	5432.00	4074.00	4074.00
Error Function	1.2121954945E15	1.1668920942E15	1.8381360772E15
Final Prediction Error	259691998842.09	.	.
Maximum Absolute Error	3691033.72	4763565.17	24634386.69
Mean Square Error	241425113419.52	286424176288.64	451187058707.30
Sum of Frequencies	5432.00	4074.00	4074.00
Number of Estimate Weights	411.00	.	.
Root Average Sum of Squares	472396.26	535186.11	671704.59
Root Final Prediction Error	509599.84	.	.
Root Mean Squared Error	491350.30	535186.11	671704.59
Schwarz's Bayesian Criterion	145479.02	.	.
Sum of Squared Errors	1.2121954945E15	1.1668920942E15	1.8381360772E15
Sum of Case Weights Times Freq	5432.00	4074.00	4074.00

SAS Enterprise Miner Report

Node=Exhaustive Regression
Regression Model Effects



Effect Number	Variable	Level	Coefficient	T-value	P Value	Effect Number	Variable	Level	Coefficient	T-value	P Value
1	Suburb	ELTHAM_NORTH	-24865015.07	-0.64072	0.52178	207	Suburb	CROYDON_HILLS	-262618.21	-0.3558	0.72203
2	Suburb	DIAMOND_CREEK	-24774556.74	-0.65411	0.51312	208	CouncilArea	BRIMBANK	-261209.48	-0.0635	0.94937
3	CouncilArea	NILLUMBIAK	24635837.50	0.59261	0.55351	209	Suburb	BROOKLYN	-258747.28	-0.8361	0.40321
4	Suburb	ELTHAM	-24505002.91	-0.65324	0.51368	210	SellerG	HOSKINS	-256780.53	-0.2369	0.81275
5	CouncilArea	CARDINIA	-20645192.16	-0.14370	0.88575	211	SellerG	MCGRATH	-256337.13	-0.2512	0.80170
6	SellerG	KAYE	19893488.80	0.13757	0.89059	212	SellerG	PRDNATIONWIDE	254430.10	0.2309	0.81742
7	SellerG	SOTHEBY_S	4497349.58	4.13992	0.00004	213	SellerG	BUXTON	-253102.11	-0.2485	0.80380
8	Intercept		4040611.53	2.17992	0.02938	214	Suburb	BORONIA	252446.18	0.3299	0.74154
9	Suburb	BRIGHTON	1894447.76	1.06106	0.28879	215	SellerG	HODGES	-248617.44	-0.2435	0.80760
10	SellerG	VICPROP	1843484.61	1.67134	0.09481	216	SellerG	FRANK	-246409.73	-0.2390	0.81113
11	SellerG	ABERCROMBY_S	1589670.48	1.52895	0.12643	217	Suburb	FERNTREE_GULLY	245782.89	0.2350	0.81420

SAS Enterprise Miner Report
Node=Exhaustive Regression
Regression Model Effects

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Effect Number	Variable	Level	Coefficient	T-value	P Value	Effect Number	Variable	Level	Coefficient	T-value	P Value
12	Suburb	MOUNT_WAVERLEY	1474825.02	0.53423	0.59324	218	SellerG	JAS	-245673.29	-0.2407	0.80984
13	Suburb	BEAUMARIS	1455010.53	2.31224	0.02086	219	CouncilArea	MELTON	-244528.85	-0.0592	0.95280
14	Suburb	BENTLEIGH_EAST	1426088.00	0.74562	0.45598	220	SellerG	MICM	-244308.80	-0.2384	0.81160
15	Suburb	CARNEGIE	1365742.31	1.21183	0.22572	221	SellerG	ALEXKARBON	-244172.97	-0.2385	0.81151
16	Suburb	HAMPTON	1316570.44	2.23989	0.02520	222	CouncilArea	BANYULE	-242933.16	-0.0725	0.94225
17	Suburb	BENTLEIGH	1298866.27	1.44309	0.14915	223	SellerG	BULLEN	-241431.88	-0.2247	0.82222
18	Suburb	GLEN_WAVERLEY	1280385.73	0.38835	0.69780	224	SellerG	GARDINER	-240245.32	-0.1185	0.90566
19	Suburb	CHELTEHAM	1258632.66	0.82244	0.41092	225	Suburb	ESSENDON_WEST	-238875.43	-0.7378	0.46070
20	Suburb	BRIGHTON_EAST	1228961.52	1.42543	0.15418	226	Suburb	SUNSHINE	237786.14	0.4923	0.62255
21	Suburb	GARDENVALE	1218638.35	0.92207	0.35660	227	Suburb	BRIAR_HILL	236861.04	0.4872	0.62616
22	Suburb	MELBOURNE	1210497.38	0.28181	0.77812	228	SellerG	VEITCH	-236295.87	-0.2164	0.82868
23	Suburb	ELSTERNWICK	1183035.11	1.83925	0.06602	229	Suburb	GLADSTONE_PARK	-234800.55	-0.5276	0.59786
24	Suburb	ST_ALBANS	1180355.00	0.47748	0.63307	230	Suburb	ALTONA	234709.63	0.1860	0.85244
25	Suburb	MURRUMBEENA	1176743.72	1.82770	0.06774	231	SellerG	WILLIAMS	-231010.60	-0.2261	0.82114
26	Suburb	SANDRINGHAM	1173366.45	2.06634	0.03892	232	SellerG	RAY	-230890.93	-0.2265	0.82084
27	Suburb	ORMOND	1164165.44	1.68639	0.09187	233	SellerG	SWEENEY	-230344.60	-0.2260	0.82125
28	Suburb	CAULFIELD_NORTH	1156821.91	1.22879	0.21929	234	Suburb	ROXBURGH_PARK	230037.90	0.2256	0.82152
29	Suburb	SUNBURY	1144952.35	0.38529	0.70006	235	Suburb	GISBORNE	229224.91	0.3313	0.74043
30	Suburb	BLACK_ROCK	1143973.77	1.47076	0.14151	236	SellerG	MASON	-228489.27	-0.2188	0.82682
31	Suburb	CAULFIELD_SOUTH	1121275.16	1.71685	0.08616	237	Suburb	ROSANNA	225000.39	0.7530	0.45153
32	Suburb	MIDDLE_PARK	1087424.97	1.56531	0.11766	238	Suburb	EAST_MELBOURNE	223977.38	0.6229	0.53341
33	Suburb	BOX_HILL	1054973.84	2.12196	0.03396	239	Suburb	FAWKNER	-223562.54	-0.2095	0.83408
34	Suburb	RESERVOIR	1041044.37	0.18453	0.85361	240	Type	H	222657.67	14.7008	0.00000
35	CouncilArea	GLEN_EIRA	-1030629.77	-0.27999	0.77952	241	SellerG	KEN	-217749.35	-0.2015	0.84030
36	Suburb	HIGHETT	1020649.22	1.77083	0.07674	242	SellerG	RAINE	-216613.00	-0.2120	0.83217
37	Regionname	EASTERN_VICTORIA	999469.31	0.84183	0.39998	243	Suburb	THE_BASIN	-213809.10	-0.1298	0.89674
38	Suburb	MITCHAM	958009.18	0.95113	0.34165	244	SellerG	WOODARDS	-213159.92	-0.2092	0.83435
39	Suburb	RINGWOOD	957231.05	0.72420	0.46902	245	SellerG	HOCKINGSTUART	-212637.19	-0.2090	0.83449
40	Suburb	RICHMOND	901210.88	0.23594	0.81350	246	SellerG	LJ	-210421.92	-0.2031	0.83911
41	Suburb	GLEN_HUNTLY	875283.67	0.97872	0.32783	247	CouncilArea	HUME	-208471.30	-0.0580	0.95372
42	Suburb	CRAIGIEBURN	873379.39	0.23896	0.81116	248	SellerG	STOCKDALE	-204639.78	-0.2003	0.84129
43	Suburb	BLACKBURN_SOUTH	869280.51	1.52405	0.12765	249	SellerG	YPA	-203896.55	-0.1993	0.84207
44	Suburb	GLEN_IRIS	825026.05	0.48978	0.62434	250	CouncilArea	MORELAND	203082.04	0.0591	0.95290
45	Suburb	HAWTHORN	818076.48	0.41746	0.67639	251	Suburb	KINGSBURY	-200143.07	-0.4870	0.62630
46	Suburb	DONCASTER_EAST	805718.38	0.51137	0.60915	252	SellerG	CHAMBERS	-193112.40	-0.1868	0.85184
47	Suburb	MONT_ALBERT	802761.14	1.31506	0.18864	253	SellerG	AUSTRALIAN	-189982.61	-0.1763	0.86005
48	Suburb	MALVERN	796231.67	4.61609	0.00000	254	SellerG	BIGGIN	-188217.02	-0.1850	0.85325
49	Suburb	MENTONE	781294.97	1.46787	0.14229	255	CouncilArea	CASEY	187867.04	0.0489	0.96101
50	Suburb	FOREST_HILL	774312.44	1.53719	0.12440	256	SellerG	RENDINA	-187518.38	-0.1830	0.85482
51	Suburb	HAMPTON_EAST	774293.05	0.95157	0.34143	257	SellerG	VILLAGE	-187205.33	-0.1832	0.85469
52	CouncilArea	BAYSIDE	-761254.12	-0.20790	0.83533	258	SellerG	NELSON	-185869.38	-0.1824	0.85528
53	Suburb	BLACKBURN	733111.29	1.01682	0.30936	259	Suburb	MEADOW_HEIGHTS	185003.10	0.2695	0.78761
54	SellerG	HALL	-731476.77	-0.67965	0.49680	260	Suburb	BALACLAVA	-182190.87	-0.3842	0.70086
55	Suburb	SOUTH_YARRA	730598.30	0.24611	0.80562	261	Bathroom		181098.67	12.1625	0.00000
56	SellerG	WEAST	702563.67	0.65211	0.51440	262	Suburb	WATSONIA	179998.41	0.6254	0.53179
57	Suburb	BLACKBURN_NORTH	702389.16	1.01572	0.30988	263	Suburb	TARNEIT	179880.25	0.1189	0.90533
58	Suburb	FRANKSTON	701934.05	0.27728	0.78159	264	SellerG	ASH	177546.45	0.1439	0.88559
59	Suburb	BURWOOD_EAST	700362.53	1.51518	0.12988	265	SellerG	BARLOW	-177353.50	-0.1726	0.86299
60	Suburb	NORTHCOTE	698932.18	0.25036	0.80233	266	CouncilArea	DAREBIN	176901.37	0.0518	0.95867

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Node=Exhaustive Regression
Regression Model Effects

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Effect Number	Variable	Level	Coefficient	T-value	P Value	Effect Number	Variable	Level	Coefficient	T-value	P Value
61	Suburb	KEW	669175.68	0.39774	0.69086	267	SellerG	FIRST	175463.53	0.1622	0.87115
62	Suburb	IVANHOE	666946.45	0.78776	0.43093	268	SellerG	WALSHE	-175305.07	-0.1704	0.86473
63	SellerG	MORLEYS	-664614.56	-0.61589	0.53804	269	SellerG	MOONEE	-172443.12	-0.1657	0.86838
64	Suburb	EDITHVALE	658358.21	0.44223	0.65837	270	Suburb	SUNSHINE_WEST	171574.64	0.3662	0.71424
65	CouncilArea	KINGSTON	-655350.83	-0.17978	0.85734	271	SellerG	VIC	-168724.24	-0.1561	0.87595
66	SellerG	RODNEY	-639774.36	-0.61398	0.53930	272	CouncilArea	MANNINGHAM	168535.68	0.0417	0.96671
67	Suburb	ESSENDON	632058.73	0.27361	0.78441	273	Suburb	BRAYBROOK	-166983.14	-0.3760	0.70696
68	Suburb	CANTERBURY	630195.20	1.55494	0.12011	274	SellerG	GALDON	-161894.29	-0.1495	0.88121
69	Suburb	CAMBERWELL	628442.55	0.49175	0.62295	275	Suburb	ABERFELDIE	161647.72	0.5531	0.58028
70	Suburb	PARKVILLE	625601.83	2.05326	0.04017	276	Suburb	ASHBURTON	161583.66	0.3508	0.72574
71	Suburb	ST_KILDA	624555.41	0.25066	0.80211	277	SellerG	_REALTY	-159964.79	-0.1480	0.88239
72	Suburb	VERMONT_SOUTH	614258.94	1.17367	0.24066	278	SellerG	EVIEW	-158745.33	-0.1548	0.87699
73	Suburb	HOPPERS_CROSSING	603065.84	0.24197	0.80883	279	SellerG	BRAD	-158507.11	-0.1554	0.87656
74	Suburb	SANDHURST	-600442.62	-0.32824	0.74276	280	SellerG	GREG	-157903.74	-0.1548	0.87699
75	Suburb	CARRUM	599094.85	0.35922	0.71947	281	SellerG	BUCKINGHAM	-157134.32	-0.1534	0.87810
76	Suburb	VERMONT	593888.20	1.15308	0.24901	282	SellerG	DARREN	-155674.72	-0.1491	0.88148
77	Suburb	PRESTON	587247.93	0.15993	0.87296	283	Suburb	CROYDON_NORTH	-152765.87	-0.3257	0.74470
78	SellerG	PEAKE	-584612.18	-0.53585	0.59212	284	Suburb	STRATHMORE	152673.73	0.2299	0.81823
79	Suburb	IVANHOE_EAST	583151.48	1.55380	0.12039	285	Suburb	ALPHINGTON	-150850.82	-0.3584	0.72007
80	SellerG	DOMAIN	-568371.32	-0.52728	0.59806	286	SellerG	BARRY	-148264.68	-0.1454	0.88442
81	Suburb	EAGLEMONT	565578.87	1.65738	0.09759	287	SellerG	W_B_	-147204.35	-0.1400	0.88871
82	Suburb	PARKDALE	564847.76	0.72763	0.46692	288	SellerG	HAR	-146629.06	-0.1433	0.88608
83	SellerG	DINGLE	-564671.91	-0.54372	0.58669	289	Suburb	MERNDA	146457.97	0.1403	0.88842
84	Suburb	MALVERN_EAST	562375.42	0.45978	0.64573	290	Suburb	DELAHEY	-146228.31	-0.1808	0.85656
85	Suburb	CROYDON	558285.16	0.23762	0.81220	291	Suburb	DOREEN	-143539.09	-0.0916	0.92703
86	Suburb	CAULFIELD	557739.46	0.62019	0.53520	292	SellerG	EDWARD	-143244.53	-0.1388	0.88966
87	Suburb	MILL_PARK	551483.54	0.23240	0.81625	293	Suburb	BAYSATER	-142440.91	-0.2008	0.84091
88	SellerG	CAYZER	-549826.36	-0.53416	0.59329	294	SellerG	PAUL	-142406.74	-0.1357	0.89206
89	Suburb	CLAYTON	549409.69	1.01389	0.31075	295	Suburb	SCORESBY	-140522.50	-0.0950	0.92434
90	Suburb	CARLTON_NORTH	545547.13	0.84201	0.39988	296	SellerG	PROPERTY	-131821.65	-0.1223	0.90264
91	Suburb	GOWANBRAE	-544507.50	-0.71247	0.47625	297	Suburb	BRUNSWICK_EAST	131594.80	0.1063	0.91532
92	Suburb	WERRIBEE	544159.59	0.17210	0.86338	298	SellerG	CAINE	130683.76	0.1257	0.90000
93	Suburb	HAWTHORN_EAST	542895.30	0.88462	0.37646	299	Suburb	SEAHOLME	-128766.88	-0.3296	0.74174
94	Suburb	TOORAK	539689.12	0.66195	0.50807	300	SellerG	RELIANCE	-128402.42	-0.1228	0.90229
95	Suburb	BALWYN_NORTH	536776.55	0.55747	0.57727	301	Suburb	KEILOR_PARK	-125768.53	-0.1053	0.91615
96	SellerG	TIM	-531395.68	-0.49126	0.62329	302	Suburb	KURUNJANG	-123856.27	-0.1518	0.87937
97	SellerG	CENTURY	-530160.85	-0.48874	0.62508	303	CouncilArea	HOBSONS_BAY	120789.34	0.0399	0.96815
98	Suburb	NUNAWADING	526971.77	0.91553	0.36002	304	Suburb	AVONDALE_HEIGHTS	-120565.71	-0.1221	0.90280
99	SellerG	HARRINGTON	-522415.83	-0.50730	0.61200	305	Suburb	ALTONA_MEADOWS	119214.39	0.0619	0.95064
100	Suburb	MORDIALLOC	522058.99	0.45270	0.65081	306	CouncilArea	WHITTLESEA	-118805.46	-0.0340	0.97292
101	Suburb	BRUNSWICK	518425.03	0.17476	0.86129	307	Suburb	ALTONA_NORTH	-118756.46	-0.0969	0.92282
102	SellerG	PROWSE	-517305.44	-0.47976	0.63145	308	CouncilArea	MAROONDAH	118077.78	0.0331	0.97356
103	Suburb	BALWYN	516459.52	1.28424	0.19920	309	Suburb	COLLINGWOOD	116995.48	0.1184	0.90576
104	SellerG	LINDELLAS	507992.68	0.49066	0.62372	310	CouncilArea	BOROONDARA	-115812.30	-0.0320	0.97446
105	SellerG	WALSH	504520.04	0.46885	0.63922	311	SellerG	HARCOURTS	-115579.64	-0.1134	0.90974
106	Suburb	SURREY_HILLS	504437.17	1.42089	0.15550	312	SellerG	JELLIS	-114302.81	-0.1122	0.91066
107	Suburb	WILLIAMSTOWN	504075.58	0.31775	0.75070	313	SellerG	PAGAN	-112459.75	-0.1071	0.91469
108	SellerG	O_BRIEN	-502279.16	-0.48260	0.62943	314	Rooms		112151.50	4.2775	0.00002
109	Suburb	MOORABBIN	500071.15	0.68501	0.49342	315	SellerG	RED	-111532.53	-0.1036	0.91752

SAS Enterprise Miner Report
Node=Exhaustive Regression
Regression Model Effects

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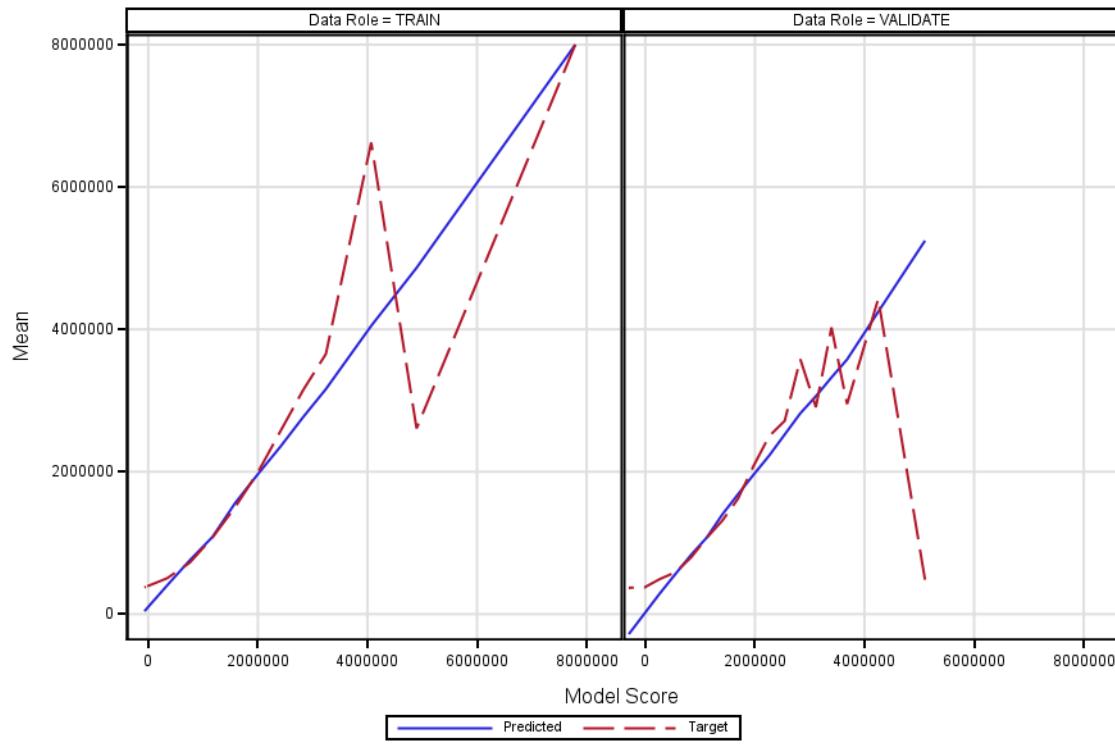
Effect Number	Variable	Level	Coefficient	T-value	P Value	Effect Number	Variable	Level	Coefficient	T-value	P Value
110	SellerG	CHRISTOPHER	-494912.44	-0.45768	0.64723	316	SellerG	KAY	110727.82	0.1085	0.91362
111	Suburb	NORTH_MELBOURNE	492285.30	0.37735	0.70595	317	SellerG	LOVE	-110705.31	-0.1083	0.91374
112	SellerG	SCOTT	-488419.53	-0.45285	0.65070	318	Suburb	BURNLEY	109522.46	0.1891	0.85000
113	Suburb	MONTMORENCY	487466.33	0.95922	0.33756	319	Suburb	CREMORNE	-109364.15	-0.2323	0.81630
114	SellerG	NICHOLSON	-471776.41	-0.45634	0.64819	320	SellerG	WIN	-108885.24	-0.1004	0.92002
115	Suburb	EPPING	470532.55	0.19166	0.84803	321	SellerG	BAYSIDE	-108869.36	-0.1010	0.91959
116	Suburb	CLIFTON_HILL	466463.68	0.74501	0.45635	322	Suburb	ESSENDON_NORTH	-108543.51	-0.3501	0.72628
117	Suburb	HADFIELD	-455942.39	-0.83835	0.40193	323	CouncilArea	GREATER_DANDE	-108430.53	-0.0287	0.97710
118	Suburb	GREENSBOROUGH	453665.17	0.22801	0.81966	324	Suburb	BULLEEN	-108262.71	-0.3688	0.71234
119	Suburb	FITZROY	450322.52	0.34258	0.73195	325	Suburb	OAK_PARK	-108051.31	-0.1953	0.84514
120	Suburb	BUNDOORA	440864.96	0.18690	0.85175	326	SellerG	TRIMSON	-106880.31	-0.1015	0.91915
121	Suburb	BERWICK	-439918.37	-0.18962	0.84963	327	Suburb	AIRPORT_WEST	106768.49	0.1521	0.87913
122	Suburb	ROWVILLE	-436771.36	-0.71538	0.47446	328	SellerG	HOMES	-105433.24	-0.0975	0.92231
123	Suburb	NOTTING_HILL	431476.38	0.37395	0.70848	329	SellerG	WILSON	-102593.74	-0.0998	0.92052
124	Suburb	DANDENONG_NORTH	-429337.86	-0.99981	0.31752	330	SellerG	MCDONALD	-99344.30	-0.0968	0.92293
125	Suburb	TEMPLESTOWE	428382.41	1.38712	0.16555	331	SellerG	BELLS	-97816.40	-0.0951	0.92422
126	SellerG	WOOD	-413712.65	-0.38509	0.70021	332	Suburb	FLEMINGTON	96160.53	0.0880	0.92988
127	Suburb	THORNBURY	410618.82	0.19643	0.84429	333	Suburb	SOUTHBANK	94569.78	0.0807	0.93566
128	SellerG	SWEENEY_ADVAN	-408818.48	-0.37563	0.70723	334	Suburb	CAIRNLEA	93767.38	0.1105	0.91199
129	SellerG	S_L	-408712.50	-0.38968	0.69681	335	Suburb	CAROLINE_SPRINGS	-92495.22	-0.1107	0.91187
130	Suburb	OAKLEIGH_EAST	405975.95	0.55191	0.58107	336	Regionname	NORTHERN_VICTORIA	88998.63	0.1309	0.89588
131	SellerG	MELBOURNE	-404628.02	-0.38662	0.69908	337	Suburb	MULGRAVE	85904.00	0.2901	0.77174
132	SellerG	RE	-401277.95	-0.38251	0.70213	338	CouncilArea	YARRA	85887.90	0.0251	0.98001
133	Suburb	ELWOOD	400119.49	0.30974	0.75679	339	SellerG	REED	-84750.83	-0.0784	0.93749
134	Regionname	NORTHERN_METROPOLITAN	-399586.37	-0.78800	0.43079	340	Suburb	ABBOTSFORD	84701.28	0.0998	0.92053
135	SellerG	RAINE_HORNE	-396546.10	-0.37751	0.70583	341	Suburb	KINGSVILLE	-83597.51	-0.0906	0.92783
136	Suburb	CARLTON	392172.77	0.30175	0.76287	342	SellerG	FN	-80547.32	-0.0772	0.93844
137	SellerG	JMRE	-392160.37	-0.37343	0.70886	343	SellerG	BUXTON_FIND	77442.17	0.0716	0.94290
138	SellerG	THOMSON	-387385.05	-0.37742	0.70590	344	SellerG	CONSIDINE	-77063.90	-0.0732	0.94167
139	SellerG	PRIDE	-386502.89	-0.37201	0.70992	345	SellerG	WHITING	-76482.30	-0.0738	0.94116
140	Regionname	EASTERN_METROPOLITAN	-384928.57	-1.25395	0.21000	346	Suburb	BELLFIELD	-75935.17	-0.1321	0.89489
141	Regionname	WESTERN_METROPOLITAN	-380624.87	-0.86772	0.38565	347	Suburb	BRUNSWICK_WEST	74993.43	0.0458	0.96346
142	Suburb	COBURG_NORTH	-378244.76	-0.54251	0.58753	348	SellerG	HAUGHTON	-74326.54	-0.0714	0.94309
143	Suburb	STRATHMORE_HEIGH	-376699.60	-0.88971	0.37373	349	SellerG	FLETCHERS	-73284.06	-0.0719	0.94273
144	SellerG	GUNN_CO	-371142.82	-0.35319	0.72398	350	SellerG	WILLIAM	71786.56	0.0662	0.94722
145	CouncilArea	MONASH	-369246.25	-0.10177	0.91895	351	Suburb	HILLSIDE	69405.06	0.1735	0.86224
146	Suburb	ALBERT_PARK	367602.04	1.07357	0.28314	352	Suburb	GLENROY	69132.47	0.0332	0.97350
147	Suburb	DONCASTER	366567.72	0.35819	0.72024	353	Suburb	CARRUM_DOWNNS	-67759.39	-0.2403	0.81008
148	Suburb	LALOR	365511.90	0.20824	0.83506	354	Method	S	64414.17	3.1111	0.00189
149	Suburb	MONTROSE	-363713.04	-0.21236	0.83185	355	SellerG	RW	-63071.79	-0.0615	0.95097
150	SellerG	U	-362384.63	-0.33188	0.74002	356	SellerG	COLLINS	-61915.96	-0.0605	0.95177
151	Suburb	DERRIMUT	-358909.43	-0.37681	0.70635	357	Suburb	JACANA	-59576.50	-0.1139	0.90931
152	Suburb	RINGWOOD_EAST	355997.53	0.81671	0.41419	358	Suburb	SUNSHINE_NORTH	58545.14	0.1537	0.87789
153	SellerG	BELLER	-355839.44	-0.34435	0.73062	359	Suburb	DINGLEY_VILLAGE	58526.72	0.0538	0.95709
154	Suburb	SPOTSWOOD	-354286.45	-1.43613	0.15112	360	Suburb	SOUTH_MELBOURNE	57747.87	0.1192	0.90514
155	SellerG	GL	-352813.73	-0.32715	0.74359	361	Suburb	KEW_EAST	-57022.94	-0.1062	0.91547
156	SellerG	LITTLE	-352762.80	-0.34464	0.73040	362	Suburb	DONVALE	-54916.14	-0.1669	0.86750
157	SellerG	PURPLEBRICKS	-351619.73	-0.34207	0.73233	363	Suburb	FAIRFIELD	53977.90	0.1008	0.91970
158	Suburb	HEATHMONT	345296.41	0.83560	0.40348	364	Suburb	SEDDON	53867.61	0.0720	0.94263

SAS Enterprise Miner Report
Node=Exhaustive Regression
Regression Model Effects

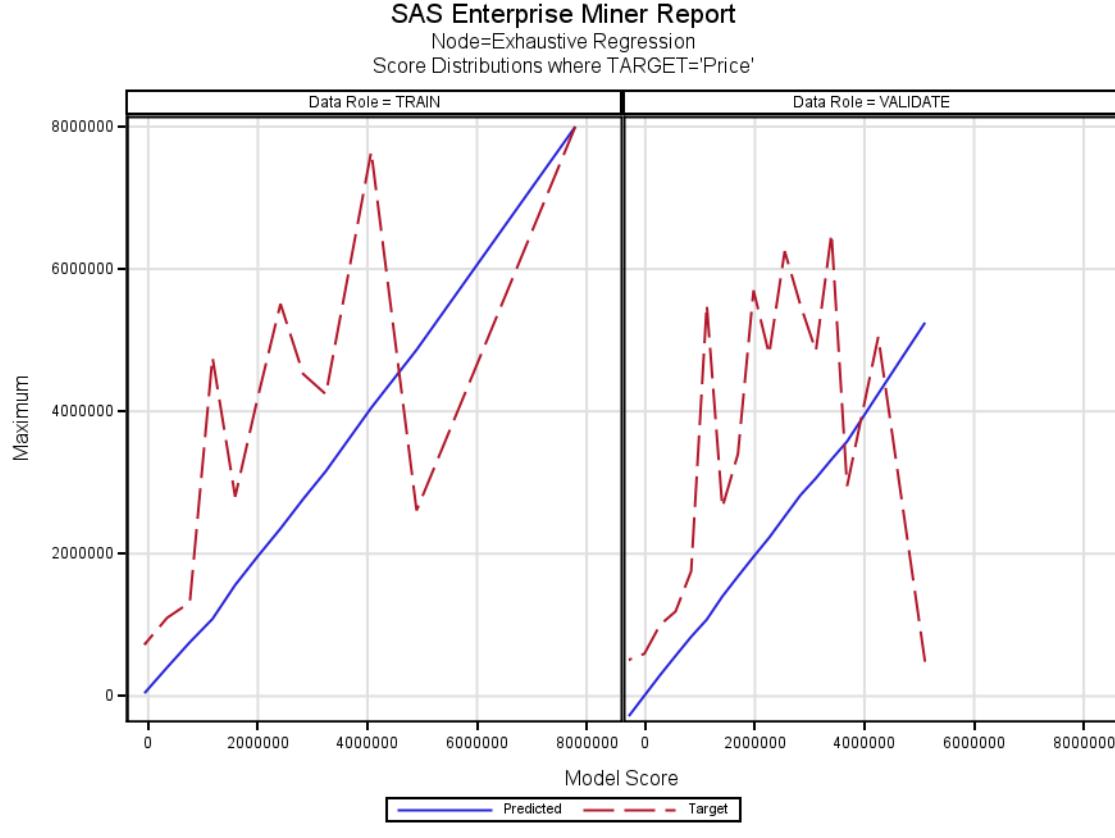
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Effect Number	Variable	Level	Coefficient	T-value	P Value	Effect Number	Variable	Level	Coefficient	T-value	P Value
159	SellerG	MADDISON	-343867.27	-0.31752	0.75088	365	Car		51801.09	5.5872	0.00000
160	Suburb	PORT_MELBOURNE	338695.97	0.27851	0.78065	366	Suburb	OAKLEIGH_SOUTH	-51559.35	-0.0483	0.96148
161	Suburb	KEALBA	-335390.72	-0.27839	0.78074	367	CouncilArea	STONNINGTON	-49264.56	-0.0136	0.98913
162	Suburb	COBURG	334589.35	0.12151	0.90330	368	SellerG	RT	-48414.02	-0.0475	0.96214
163	SellerG	DIXON	-333602.40	-0.30866	0.75761	369	SellerG	IPROPERTY	-47159.79	-0.0428	0.96589
164	Suburb	HEIDELBERG	332627.00	1.74877	0.08048	370	Suburb	NEWPORT	-47148.48	-0.0353	0.97188
165	Suburb	OAKLEIGH	325453.42	0.62318	0.53324	371	Suburb	NIDDRIE	47028.80	0.1119	0.91091
166	Suburb	BURWOOD	324173.33	0.75707	0.44910	372	SellerG	CASTRAN	-43510.30	-0.0403	0.96784
167	CouncilArea	KNOX	323824.15	0.07248	0.94222	373	SellerG	TRIWEST	-42032.84	-0.0389	0.96899
168	Suburb	HUGHESDALE	322099.04	0.60415	0.54581	374	Suburb	MAIDSTONE	-41869.23	-0.1164	0.90738
169	Suburb	MOONEE_PONDS	320354.42	0.21777	0.82763	375	SellerG	OAK	41036.96	0.0377	0.96996
170	Suburb	ARMADALE	320178.03	1.60814	0.10796	376	Method	PI	-38141.09	-1.5006	0.13361
171	SellerG	ICONEK	-319162.76	-0.33029	0.74121	377	CouncilArea	PORT_PHILLIP	38020.82	0.0105	0.99161
172	Suburb	FITZROY_NORTH	318284.97	0.22542	0.82168	378	Suburb	KEILOR_EAST	34134.60	0.0267	0.97869
173	CouncilArea	WHITEHORSE	-317972.23	-0.08780	0.93004	379	Distance		-30729.83	-2.0378	0.04170
174	SellerG	JASON	317734.50	0.30009	0.76414	380	Suburb	HEIDELBERG_HEIGH	29591.44	0.1566	0.87556
175	Suburb	ASPENDALE	316563.10	0.22938	0.81860	381	Suburb	BROADMEADOWS	-29346.05	-0.0476	0.96203
176	SellerG	PETER	-316544.87	-0.30794	0.75816	382	SellerG	MILES	-29010.04	-0.0284	0.97737
177	Suburb	PRAHRAN	314257.13	0.33006	0.74139	383	Bedroom2		28828.74	1.0856	0.27779
178	Suburb	ASHWOOD	309984.53	0.53979	0.58940	384	CouncilArea	MELBOURNE	-27474.01	-0.0076	0.99393
179	SellerG	R_H	-309091.08	-0.29699	0.76651	385	Method	SA	-25214.17	-0.3544	0.72310
180	Suburb	SOUTH_KINGSVILLE	-300260.69	-1.25790	0.20857	386	Type	T	-23608.73	-1.2940	0.19580
181	SellerG	NOEL	-299481.06	-0.29365	0.76906	387	SellerG	MARSHALL	-23592.81	-0.0232	0.98152
182	Suburb	ALBION	299286.57	0.32995	0.74147	388	SellerG	GRANTHAM	23325.16	0.0216	0.98274
183	Suburb	DOVETON	-298274.35	-0.20569	0.83705	389	Suburb	MARIBYRNONG	22576.25	0.1749	0.86121
184	Suburb	SEABROOK	-297982.31	-0.59362	0.55283	390	SellerG	J	-22233.14	-0.0215	0.98287
185	SellerG	ONE	-297066.37	-0.27346	0.78453	391	Suburb	KEILOR_DOWNS	21088.22	0.0369	0.97053
186	Suburb	FOOTSCRAY	294107.65	0.40484	0.68564	392	Suburb	ALBANVALE	20245.79	0.0194	0.98451
187	SellerG	HUNTER	-293141.54	-0.27211	0.78556	393	Suburb	SOUTH_MORANG	19791.80	0.0120	0.99044
188	SellerG	C21	-291985.35	-0.28680	0.77429	394	Suburb	GREENVALE	18483.46	0.0257	0.97953
189	Suburb	HUNTINGDALE	-290256.50	-0.25024	0.80242	395	CouncilArea	FRANKSTON	18141.39	0.0049	0.99609
190	Suburb	BONBEACH	288614.71	0.20368	0.83862	396	CouncilArea	MACEDON_RANGE	15014.18	0.0045	0.99637
191	Suburb	BURNSIDE_HEIGHTS	-288279.15	-0.25400	0.79952	397	SellerG	NICK	14234.59	0.0138	0.98896
192	Regionname	SOUTH_EASTERN_METROPO	287854.66	0.29399	0.76879	398	Method	SP	9956.19	0.3940	0.69360
193	SellerG	BURNHAM	-285967.28	-0.27789	0.78112	399	SellerG	O_DONOGHUES	-9874.20	-0.0094	0.99249
194	Suburb	KENSINGTON	283945.32	0.32869	0.74242	400	CouncilArea	MOONEE_VALLEY	-9149.34	-0.0029	0.99765
195	SellerG	ANDERSON	-280839.49	-0.25810	0.79635	401	CouncilArea	WYNDHAM	-5630.94	-0.0014	0.99889
196	SellerG	CHISHOLM	-279505.87	-0.27297	0.78490	402	SellerG	OBRIEN	-5270.07	-0.0050	0.99602
197	Suburb	POINT_COOK	279185.70	0.09330	0.92567	403	CouncilArea	MARIBYRNONG	-4310.14	-0.0011	0.99916
198	Suburb	CHADSTONE	278083.36	0.61871	0.53617	404	Suburb	PASCOE_VALE	4041.25	0.0023	0.99813
199	SellerG	MORRISON	-273925.76	-0.26379	0.79197	405	Suburb	TAYLORS_HILL	3664.42	0.0064	0.99486
200	Suburb	ASCOT_VALE	272390.90	0.17345	0.86232	406	YearBuilt		-1610.37	-6.7346	0.00000
201	SellerG	MANDY	-269789.26	-0.25533	0.79849	407	Suburb	HEIDELBERG_WEST	-1516.87	-0.0079	0.99369
202	Suburb	THOMASTOWN	268874.98	0.16034	0.87263	408	BuildingArea		862.02	9.2704	0.00000
203	SellerG	GARY	-268133.84	-0.26324	0.79239	409	Regionname	SOUTHERN_METROPOLITAN	807.31	0.0030	0.99763
204	SellerG	PHILIP	-266864.13	-0.25950	0.79528	410	Propertycount		-66.32	-0.2358	0.81362
205	SellerG	DOUGLAS	-263809.32	-0.25822	0.79626	411	Landsize		18.26	2.0783	0.03781
206	SellerG	AQUIRE	-263640.38	-0.23939	0.81083

SAS Enterprise Miner Report
 Node=Exhaustive Regression
 Score Distributions where TARGET='Price'



SAS Enterprise Miner Report
 Node=Exhaustive Regression
 Score Distributions where TARGET='Price'



Node=Exhaustive Regression
Score Distributions

Target Variable=Price Data Role=TRAIN

Range for Predicted	Mean Predicted	Max Predicted	Min Predicted	Mean Target	Max Target	Min Target
7586189.052 - 8000000.000	8000000.00	8000000.00	8000000.00	8000000.00	8000000	8000000
4689512.417 - 5103323.365	4864599.02	4864599.02	4864599.02	2608000.00	2608000	2608000
3861890.522 - 4275701.469	4049787.58	4116487.80	3983087.37	6625000.00	7650000	5600000
3034268.626 - 3448079.574	3160670.06	3320000.00	3056000.00	3654000.00	4240000	3056000
2620457.678 - 3034268.626	2768242.75	3001332.14	2643853.02	3147875.00	4525000	1761000
2206646.730 - 2620457.678	2353948.48	2615534.13	2208053.50	2571659.11	5510000	500000
1792835.782 - 2206646.730	1965066.18	2205969.76	1794348.02	1990940.43	4200000	770000
1379024.835 - 1792835.782	1560749.13	1788393.56	1379322.95	1502472.62	2800000	700000
965213.887 - 1379024.835	1084067.86	1376650.76	966982.31	1076536.25	4760000	85000
551402.939 - 965213.887	756747.32	965206.33	551826.16	722823.61	1315000	131000
137591.991 - 551402.939	402891.71	550902.03	139873.17	503696.68	1100000	222000
-276218.957 - 137591.991	40780.02	135671.79	-276218.96	375051.28	724000	185000

Target Variable=Price Data Role=VALIDATE

Range for Predicted	Mean Predicted	Max Predicted	Min Predicted	Mean Target	Max Target	Min Target
4961581.739 - 5246065.175	5246065.17	5246065.17	5246065.17	482500.00	482500	482500
4108131.431 - 4392614.867	4247190.76	4260038.17	4234343.35	4429000.00	5046000	3812000
3539164.558 - 3823647.994	3577135.95	3577135.95	3577135.95	2950000.00	2950000	2950000
3254681.122 - 3539164.558	3324596.96	3355606.49	3293587.44	4027500.00	6500000	1555000
2970197.686 - 3254681.122	3060513.50	3125805.20	3026510.33	2906250.00	4850000	1100000
2685714.250 - 2970197.686	2820031.97	2961688.64	2707312.99	3581666.67	5500000	720000
2401230.814 - 2685714.250	2523233.29	2661898.43	2425000.88	2715400.00	6250000	800000
2116747.378 - 2401230.814	2225656.51	2399975.52	2116759.77	2499177.42	4802500	928000
1832263.942 - 2116747.378	1957959.42	2115802.18	1833261.20	2080756.32	5700000	535000
1547780.505 - 1832263.942	1682318.29	1830302.95	1547847.74	1619412.35	3401000	773000
1263297.069 - 1547780.505	1400363.28	1547011.82	1263352.19	1313990.97	2650000	500000
978813.633 - 1263297.069	1075517.21	1261952.17	979377.14	1071516.96	5500000	145000
694330.197 - 978813.633	833957.91	978176.98	694600.01	797534.49	1755000	260000
409846.761 - 694330.197	565802.86	693496.51	410624.76	588490.73	1190000	275000
125363.325 - 409846.761	293452.27	409394.43	131035.22	493414.38	1000000	250000
-159120.111 - 125363.325	6232.02	124140.75	-150384.61	374255.81	595000	170000
-443603.547 - -159120.111	-281429.02	-167943.03	-443603.55	370000.00	510000	290000

SAS Enterprise Miner Report

Node=Forward Regression Summary

Node id = Reg2
 Node label = Forward Regression
 Meta path = Ids => Part => Reg2
 Notes =

Node=Forward Regression Properties

Property	Value	Default	Property	Value	Default	Property	Value	Default
Component	Regression		Force	0		PolynomialDegree	2	
AbsConvValue	-1.34078E154	-7.237006E75	GConvTimes	1		PrintDesignMatrix	N	
AbsFTime	1		GConvValue	1E-6		Rule	NONE	
AbsFValue	0		Hierarchy	CLASS		SASSPDS	N	
AbsGTime	1		InputCoding	DEVIATION		SelectionCriterion	DEFAULT	
AbsGValue	0.00001		Interactions			SelectionDefault	Y	
AbsXTime	1		LinkFunction	LOGIT		Sequential	N	
AbsXValue	1E-8		MainEffect	Y		Simple	N	
CIParam	N		MaxCPUTime	1 HOUR		SIEntry	0.05	
ConvDefaults	Y		MaxFunctionCalls	.		SIStay	0.05	
CorB	N		MaxIterations	.		Start	0	
CovB	N		MaxStep	.		StepOutput	N	
Covout	N		MinResourceUse	N		Stop	0	
Details	N		ModelDefaults	Y		SuppressIntercept	N	
Error	LOGISTIC		ModelSelection	FORWARD	NONE	SuppressOutput	N	
ExcludedVariable	REJECT		OptimizationTechnique	DEFAULT		Terms	N	
FConvTimes	1		Performance	N		TwoFactor	N	
FConvValue	0		Polynomial	N				

Node=Forward Regression Variable Summary

Role	Level	Frequency Count	Name
TARGET	INTERVAL	1	Price
INPUT	INTERVAL	9	Bathroom Bedroom2 BuildingArea Car Distance Landsize Propertycount Rooms YearBuilt
INPUT	NOMINAL	6	CouncilArea Method Regionname SellerG Suburb Type

Node=Forward Regression Model Fit Statistics

Target=Price Target Label=''

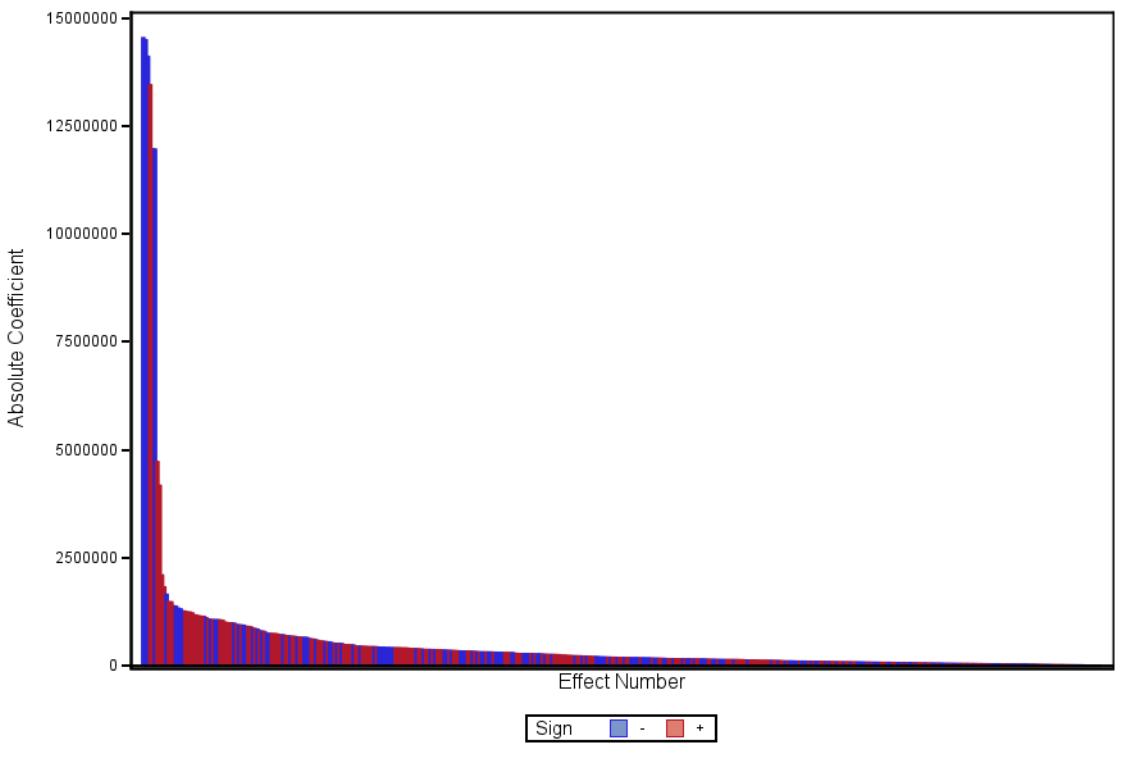
Label of Statistic	Train	Validation	Test
Akaike's Information Criterion	142765.01	.	.
Average Squared Error	223183655884.38	286655874926.00	351859530333.73
Average Error Function	223183655884.38	286655874926.00	351859530333.73
Degrees of Freedom for Error	5022.00	.	.
Model Degrees of Freedom	410.00	.	.
Total Degrees of Freedom	5432.00	.	.

Target=Price Target Label=''

Label of Statistic	Train	Validation	Test
Divisor for ASE	5432.00	4074.00	4074.00
Error Function	1.2123336188E15	1.1678360344E15	1.4334757266E15
Final Prediction Error	259625431636.11	.	.
Maximum Absolute Error	3691033.72	4733658.84	14262418.78
Mean Square Error	241404543760.24	286655874926.00	351859530333.73
Sum of Frequencies	5432.00	4074.00	4074.00
Number of Estimate Weights	410.00	.	.
Root Average Sum of Squares	472423.17	535402.54	593177.49
Root Final Prediction Error	509534.52	.	.
Root Mean Squared Error	491329.36	535402.54	593177.49
Schwarz's Bayesian Criterion	145471.03	.	.
Sum of Squared Errors	1.2123336188E15	1.1678360344E15	1.4334757266E15
Sum of Case Weights Times Freq	5432.00	4074.00	4074.00

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Effect Number	Variable	Level	Coefficient	T-value	P Value	Effect Number	Variable	Level	Coefficient	T-value	P Value
1	Suburb	ELTHAM_NORTH	-14540864.48	-1.6617	0.09672	206	SellerG	CASTRAN	177665.13	0.3545	0.72297
2	Suburb	ELTHAM	-14490740.23	-1.6563	0.09781	207	SellerG	MELBOURNE	-177433.16	-0.4130	0.67967
3	Suburb	DIAMOND_CREEK	-14107369.51	-1.6157	0.10632	208	SellerG	RT	177142.80	0.4956	0.62022
4	CouncilArea	NILLUMBIK	13448909.15	1.5525	0.12068	209	SellerG	IPROPERTY	174427.81	0.3170	0.75130
5	CouncilArea	CARDINIA	11961569.66	0.2466	0.80527	210	SellerG	RE	-173400.42	-0.4016	0.68801
6	SellerG	KAYE	-11959385.87	-0.2404	0.81006	211	SellerG	RAINE_HORNE	-172354.75	-0.3965	0.69179
7	SellerG	SOTHEBY_S	4720519.83	9.1638	0.00000	212	Suburb	SOUTHBANK	-171792.30	-0.8123	0.41671
8	Intercept		4169508.07	2.9081	0.00368	213	Suburb	KENSINGTON	-171164.24	-0.9617	0.33634
9	SellerG	VICPROP	2091768.88	3.7827	0.00016	214	Suburb	BURNLEY	169958.83	0.3383	0.73520
10	SellerG	ABERCROMBY_S	1815471.19	4.4571	0.00001	215	Suburb	CARLTON	-169693.10	-0.8426	0.39953
11	CouncilArea	GLEN_EIRA	-1642406.89	-0.8955	0.37063	216	SellerG	THOMSON	-167595.06	-0.4397	0.66018

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Effect Number	Variable	Level	Coefficient	T-value	P Value	Effect Number	Variable	Level	Coefficient	T-value	P Value
12	Suburb	GARDENVALE	1468247.78	2.0501	0.04048	217	Suburb	THOMASTOWN	-166359.75	-0.4565	0.64807
13	Suburb	BRIGHTON	1467441.37	2.8054	0.00507	218	SellerG	JMRE	-166237.55	-0.3785	0.70511
14	Suburb	BEAUMARIS	1376335.91	2.3017	0.02145	219	SellerG	COLLINS	163060.90	0.4433	0.65759
15	CouncilArea	BAYSIDE	-1365786.53	-0.7613	0.44657	220	Suburb	EPPING	-160598.21	-0.4643	0.64250
16	CouncilArea	BRIMBANK	-1320573.53	-0.7960	0.42610	221	SellerG	PRIDE	-159996.34	-0.3916	0.69540
17	CouncilArea	MELTON	-1304762.82	-0.7657	0.44394	222	SellerG	RW	159122.55	0.4288	0.66814
18	CouncilArea	KINGSTON	-1258847.34	-0.7145	0.47498	223	Suburb	GLEN_WAVERLEY	157616.83	0.3529	0.72418
19	Suburb	MIDDLE_PARK	1249757.96	5.4302	0.00000	224	Suburb	DERRIMUT	-155046.78	-0.3713	0.71047
20	Suburb	BLACK_ROCK	1231699.03	2.0425	0.04123	225	Suburb	TARNEIT	-152953.54	-0.3018	0.76283
21	Suburb	HAMPTON	1230318.13	2.3062	0.02120	226	SellerG	FLETCHERS	152036.11	0.4267	0.66966
22	Suburb	ORMOND	1210367.48	1.8954	0.05817	227	Suburb	KEILOR_PARK	151734.87	0.6351	0.52541
23	Suburb	MURRUMBEENA	1167250.84	1.8108	0.07032	228	Suburb	BROADMEADOWS	-151345.83	-0.4712	0.63757
24	Suburb	SANDRINGHAM	1154814.46	2.0251	0.04299	229	Suburb	FITZROY	150277.61	0.3286	0.74251
25	Suburb	ELSTERNWICK	1141142.50	1.8073	0.07087	230	SellerG	HAUGHTON	149672.85	0.3623	0.71716
26	Suburb	BENTLEIGH	1134159.25	1.7733	0.07632	231	Suburb	THE_BASIN	149268.77	0.3245	0.74562
27	Suburb	CARNEGIE	1129451.13	1.7807	0.07511	232	Suburb	BRUNSWICK_EAST	-148254.80	-0.2994	0.76463
28	CouncilArea	HUME	-1097875.52	-0.6606	0.50893	233	SellerG	CONSIDINE	146368.85	0.3305	0.74104
29	Suburb	CAULFIELD_SOUTH	1069561.74	1.6893	0.09131	234	SellerG	GUNN_CO	-146239.10	-0.3348	0.73783
30	CouncilArea	BANYULE	-1058559.91	-0.6399	0.52229	235	SellerG	MADDISON	-146130.25	-0.2871	0.77407
31	Suburb	EDITHVALE	1055934.69	1.7840	0.07457	236	SellerG	REED	144628.37	0.2876	0.77372
32	CouncilArea	WYNDHAM	-1053019.16	-0.6343	0.52595	237	Suburb	GREENVALE	-144283.69	-0.4684	0.63953
33	CouncilArea	MARIBYRNONG	-1052696.32	-0.6315	0.52778	238	SellerG	WHITING	143860.65	0.3522	0.72471
34	Suburb	BRIGHTON_EAST	1050054.11	2.0045	0.04515	239	SellerG	FN	142586.14	0.3465	0.72902
35	Suburb	CARRUM	1039675.85	1.6533	0.09843	240	Suburb	BUNDOORA	-142540.50	-0.5527	0.58053
36	Suburb	GLEN_HUNTLY	998535.74	1.4786	0.13939	241	Suburb	MERNSDA	-140756.30	-0.3346	0.73797
37	Suburb	BENTLEIGH_EAST	983639.53	1.5304	0.12606	242	SellerG	U	-139824.33	-0.2637	0.79206
38	Suburb	HIGHETT	981818.83	1.7004	0.08920	243	Rooms		137291.93	11.1680	0.00000
39	Suburb	CAULFIELD_NORTH	979833.15	1.5453	0.12243	244	Suburb	WILLIAMSTOWN	134451.94	0.7020	0.48275
40	CouncilArea	MONASH	-971078.63	-0.5608	0.57498	245	Suburb	SEAHOLME	-133542.45	-0.3417	0.73265
41	Suburb	MENTONE	941973.71	1.8322	0.06706	246	Suburb	CROYDON_HILLS	-132957.69	-0.2732	0.78471
42	CouncilArea	WHITTLESEA	-935850.47	-0.5568	0.57773	247	Suburb	KEILOR_DOWNS	131921.57	0.4146	0.67848
43	SellerG	WEAST	930416.21	1.8704	0.06156	248	SellerG	GL	-129296.03	-0.2597	0.79515
44	CouncilArea	WHITEHORSE	-925315.84	-0.5418	0.58804	249	SellerG	BELLER	-129236.33	-0.3272	0.74358
45	CouncilArea	MANNINGHAM	-901606.91	-0.5455	0.58547	250	SellerG	LITTLE	-129069.88	-0.3515	0.72527
46	Suburb	HAMPTON_EAST	896614.29	1.7053	0.08829	251	Suburb	FOOTSCRAY	128777.11	1.1786	0.23868
47	Suburb	CHELTHAM	890048.24	1.7075	0.08789	252	Suburb	SUNSHINE_NORTH	128767.99	0.5554	0.57865
48	CouncilArea	KNOX	-857756.10	-0.5154	0.60632	253	Suburb	KINGSVILLE	128532.05	0.8897	0.37374
49	Suburb	MORDIALLOC	847359.20	1.5909	0.11180	254	SellerG	PURPLEBRICKS	-128128.21	-0.3344	0.73809
50	CouncilArea	MAROONDAH	-832062.55	-0.4976	0.61883	255	Suburb	ABERFELDIE	127818.97	0.4772	0.63325
51	Suburb	PARKDALE	795789.00	1.5409	0.12350	256	Suburb	DONCASTER	126777.38	0.8877	0.37483
52	CouncilArea	MOONEE_VALLEY	-790773.00	-0.4662	0.64115	257	SellerG	BELLS	125501.26	0.3327	0.73940
53	Suburb	MALVERN	777270.24	4.9267	0.00000	258	SellerG	MCDONALD	124186.06	0.3292	0.74204
54	CouncilArea	YARRA	-737713.19	-0.4313	0.66627	259	SellerG	WILSON	121833.23	0.3197	0.74924
55	CouncilArea	BOROONDARA	-736264.97	-0.4346	0.66392	260	Suburb	ESSENDON_NORTH	-121599.22	-0.3970	0.69142
56	SellerG	LINDELLAS	732096.25	1.8364	0.06644	261	Suburb	WATSONIA	121562.71	0.7089	0.47846
57	SellerG	WALSH	730337.34	1.4737	0.14071	262	SellerG	HOMES	119207.65	0.2385	0.81155
58	Suburb	CLAYTON	727740.22	1.6320	0.10282	263	SellerG	TRIMSON	116726.59	0.2696	0.78752
59	Suburb	ASPENDALE	711318.69	1.3025	0.19289	264	SellerG	WIN	115442.15	0.2250	0.82201
60	Suburb	CANTERBURY	704379.33	3.0325	0.00246	265	SellerG	LOVE	113438.92	0.3138	0.75368

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Effect Number	Variable	Level	Coefficient	T-value	P Value	Effect Number	Variable	Level	Coefficient	T-value	P Value
61	CouncilArea	GREATER_DANDE	-702930.72	-0.4830	0.62918	266	SellerG	BAYSIDE	112458.22	0.2260	0.82123
62	Suburb	CAULFIELD	684780.02	1.0051	0.31497	267	SellerG	RED	112426.70	0.2269	0.82050
63	Suburb	RINGWOOD	681531.62	1.1141	0.26537	268	SellerG	PAGAN	111625.10	0.2582	0.79625
64	CouncilArea	STONNINGTON	-671743.28	-0.3985	0.69032	269	SellerG	JELLIS	110528.25	0.3129	0.75436
65	Suburb	LANGWARRIN	669998.29	1.6492	0.09926	270	SellerG	DIXON	-109150.35	-0.2174	0.82789
66	Suburb	BONBEACH	664769.39	1.0420	0.29752	271	Suburb	FRANKSTON	108091.40	0.3409	0.73323
67	CouncilArea	MELBOURNE	-653219.56	-0.3873	0.69856	272	SellerG	HARCOURTS	106763.39	0.2970	0.76647
68	Suburb	NOTTING_HILL	649981.65	1.2902	0.19713	273	Suburb	CROYDON_NORTH	-105630.02	-0.2475	0.80455
69	Suburb	BOX_HILL	644848.49	2.2098	0.02723	274	Suburb	GISBORNE	101242.94	0.2353	0.81397
70	CouncilArea	DAREBIN	-643132.90	-0.3816	0.70277	275	SellerG	RELIANCE	97947.45	0.2300	0.81808
71	CouncilArea	HOBSONS_BAY	-642085.85	-0.3838	0.70120	276	Suburb	ASCOT_VALE	-97300.88	-0.3839	0.70109
72	CouncilArea	MORELAND	-617628.39	-0.3570	0.72109	277	Suburb	ELWOOD	97214.67	0.6295	0.52910
73	Suburb	MOORABBIN	605747.21	1.3120	0.18966	278	SellerG	ICONEK	-96859.09	-0.2092	0.83431
74	Suburb	ST_ALBANS	603348.16	2.0227	0.04324	279	Suburb	WOLLERT	-96431.29	-0.2182	0.82726
75	CouncilArea	PORT_PHILLIP	-586883.22	-0.3487	0.72732	280	Suburb	COLLINGWOOD	-94655.52	-0.2064	0.83654
76	Suburb	IVANHOE_EAST	571737.68	2.3131	0.02082	281	Suburb	ABBOTSFORD	-93595.05	-0.2079	0.83530
77	Suburb	MONT_ALBERT	559262.09	1.9689	0.04909	282	Suburb	NUNAWADING	93581.09	0.2820	0.77796
78	Suburb	EAGLEMONT	556192.16	2.5764	0.01005	283	Suburb	FLEMINGTON	-93516.90	-0.3560	0.72190
79	CouncilArea	FRANKSTON	-545050.59	-0.3332	0.73899	284	Suburb	CREMORNE	-93343.84	-0.2021	0.83984
80	SellerG	JASON	540610.53	1.1926	0.23315	285	Suburb	LALOR	-92674.65	-0.2809	0.77883
81	Suburb	HADFIELD	-535096.55	-1.1202	0.26277	286	SellerG	PROPERTY	92356.02	0.1862	0.85228
82	Suburb	COBURG_NORTH	-514958.35	-1.1113	0.26656	287	SellerG	PETER	-90293.72	-0.2394	0.81080
83	Suburb	OAKLEIGH_EAST	507573.66	1.0452	0.29605	288	Suburb	PRAHRAN	88979.78	0.6121	0.54051
84	SellerG	HALL	-505761.53	-1.0196	0.30802	289	Suburb	THORNBURY	-88975.09	-0.2685	0.78832
85	Suburb	ALBION	502833.54	2.0465	0.04083	290	Suburb	EAST_MELBOURNE	-88874.62	-0.3340	0.73845
86	Suburb	GOWANBRAE	-502181.07	-1.0335	0.30150	291	Suburb	ROSANNA	88172.07	0.4789	0.63204
87	SellerG	PRDNATIONWIDE	477924.47	0.8650	0.38716	292	Suburb	ESSENDON	86653.07	0.3425	0.73202
88	Suburb	MOUNT_WAVERLEY	476190.56	1.2475	0.21236	293	SellerG	R_H	-85478.99	-0.1960	0.84466
89	Suburb	KURUNJANG	471459.25	0.8381	0.40205	294	Suburb	BORONIA	84462.14	0.2393	0.81092
90	Suburb	BLACKBURN_SOUTH	470966.14	1.0783	0.28104	295	Suburb	BALACLAVA	-82662.31	-0.3474	0.72836
91	Suburb	FAWKNER	-466241.61	-0.9863	0.32410	296	SellerG	PAUL	81687.05	0.1886	0.85046
92	Suburb	ALBERT_PARK	442586.52	2.6548	0.00800	297	SellerG	W_B_	81458.36	0.1854	0.85297
93	Suburb	WHITTLESEA	442431.83	0.8046	0.42114	298	Suburb	HEIDELBERG_WEST	-79400.42	-0.3887	0.69751
94	SellerG	MORLEYS	-441764.63	-0.8827	0.37749	299	SellerG	EDWARD	78696.90	0.1995	0.84193
95	Suburb	DONCASTER_EAST	434850.90	2.3207	0.02040	300	SellerG	HAR	77745.62	0.2056	0.83710
96	SellerG	ASH	434119.29	0.8124	0.41664	301	Suburb	VIEWBANK	-77442.15	-0.3953	0.69268
97	Suburb	CARLTON_NORTH	428442.12	0.9372	0.34878	302	Suburb	WHEELERS_HILL	76864.43	0.1835	0.85442
98	Suburb	GLEN_IRIS	427364.61	2.5180	0.01188	303	SellerG	BARRY	75841.59	0.2140	0.83054
99	Suburb	BALWYN	427170.25	2.0596	0.03956	304	SellerG	ONE	-75190.59	-0.1454	0.88437
100	Suburb	GLENROY	-426111.53	-0.9052	0.36547	305	Suburb	SUNSHINE_WEST	74751.86	0.3415	0.73279
101	Suburb	SURREY_HILLS	424089.63	1.8293	0.06749	306	Suburb	TAYLORS_HILL	74514.60	0.1585	0.87411
102	Suburb	DANDENONG_NORTH	-416674.30	-0.9734	0.33048	307	SellerG	NOEL	-73745.39	-0.2061	0.83676
103	Suburb	SOUTH_MORANG	-415459.52	-1.1215	0.26222	308	SellerG	HUNTER	-71596.19	-0.1439	0.88559
104	SellerG	RODNEY	-414884.29	-0.9958	0.31946	309	Suburb	NORTH_MELBOURNE	-70639.85	-0.3773	0.70602
105	Suburb	POINT_COOK	-408563.91	-0.9172	0.35914	310	Suburb	CARRUM_DOWNS	-70381.78	-0.2496	0.80288
106	CouncilArea	CASEY	-408556.86	-0.2452	0.80632	311	SellerG	DARREN	68531.48	0.1644	0.86941
107	Suburb	ALTONA_NORTH	-406233.00	-1.9339	0.05326	312	Suburb	HUNTINGDALE	-67968.84	-0.1400	0.88871
108	Suburb	PASCOE_VALE	-402852.92	-0.8473	0.39694	313	SellerG	GALLDON	67493.80	0.1327	0.89441
109	Suburb	BLACKBURN_NORTH	402668.31	0.7042	0.48137	314	SellerG	C21	-67243.74	-0.1910	0.84856

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110	Suburb	IVANHOE	401368.31	2.0579	0.03973	315	Suburb	BRAYBROOK	-66578.05	-0.5047	0.61381
111	Suburb	SUNBURY	400245.75	1.0776	0.28134	316	Suburb	HEIDELBERG_HEIGH	-65972.96	-0.3540	0.72341
112	Suburb	HAWTHORN_EAST	397686.90	1.9834	0.04746	317	SellerG	BRAD	65269.36	0.1832	0.85466
113	Suburb	MITCHAM	396843.99	1.0259	0.30507	318	SellerG	GREG	64714.04	0.1810	0.85639
114	SellerG	FIRST	396472.42	0.7906	0.42928	319	SellerG	BUCKINGHAM	64666.35	0.1683	0.86635
115	Suburb	ASHWOOD	386573.79	1.0923	0.27484	320	Suburb	MELBOURNE	-64375.24	-0.3184	0.75023
116	Suburb	HUGHESDALE	384686.87	1.0494	0.29409	321	SellerG	BURNHAM	-64089.47	-0.1694	0.86552
117	Suburb	OAKLEIGH	384581.66	1.0398	0.29858	322	Method	S	64019.32	3.0924	0.00201
118	Suburb	SPOTSWOOD	-381389.04	-1.7982	0.07229	323	SellerG	_REALTY	62339.50	0.1232	0.90197
119	Suburb	FOREST_HILL	376783.08	1.0867	0.27731	324	Suburb	ROWVILLE	-62161.75	-0.1876	0.85120
120	Suburb	TEMPLESTOWE	375339.92	1.6477	0.09956	325	Suburb	ALTONA	-61806.30	-0.2706	0.78673
121	SellerG	PEAKE	-364953.42	-0.6890	0.49089	326	SellerG	EVIEW	61338.75	0.1643	0.86954
122	Suburb	DINGLEY_VILLAGE	364197.02	0.6593	0.50977	327	Suburb	KEALBA	-61283.37	-0.1903	0.84907
123	Suburb	PARKVILLE	363035.31	1.2327	0.21785	328	Suburb	PORT_MELBOURNE	58779.34	0.4103	0.68162
124	Suburb	SEABROOK	-363024.58	-0.8237	0.41022	329	SellerG	CHISHOLM	-58127.60	-0.1569	0.87537
125	Suburb	CLIFTON_HILL	360705.20	0.7695	0.44170	330	Suburb	MILL_PARK	-57247.31	-0.1785	0.85837
126	Suburb	NEWPORT	-360122.58	-1.8857	0.05947	331	Suburb	HILLSIDE	56321.46	0.1418	0.88727
127	SellerG	CAINE	356913.23	0.8658	0.38671	332	Suburb	FAIRFIELD	-53537.65	-0.1538	0.87780
128	Suburb	HAWTHORN	356536.66	1.9227	0.05465	333	Suburb	KEW_EAST	53330.37	0.2487	0.80362
129	Suburb	TOORAK	352226.87	2.2822	0.02258	334	SellerG	VIC	52818.38	0.1052	0.91624
130	SellerG	DOMAIN	-347560.99	-0.7017	0.48297	335	Car		52187.61	5.6328	0.00000
131	Suburb	AVONDALE_HEIGHTS	-345779.51	-1.2052	0.22825	336	Suburb	AIRPORT_WEST	-50932.09	-0.1680	0.86664
132	Suburb	SUNSHINE	342111.83	1.5209	0.12845	337	SellerG	WALSHE	49726.08	0.1304	0.89624
133	SellerG	DINGLE	-340850.19	-0.8347	0.40396	338	SellerG	MOONEE	49444.86	0.1216	0.90323
134	SellerG	KAY	337027.62	0.9359	0.34944	339	SellerG	MORRISON	-47976.05	-0.1256	0.90006
135	Suburb	MONTMORENCY	335855.68	0.8766	0.38080	340	Suburb	BULLEEN	-47747.02	-0.3288	0.74231
136	Suburb	HEATHMONT	331555.65	0.8064	0.42010	341	Suburb	JACANA	46754.03	0.1674	0.86709
137	Suburb	ALTONA_MEADOWS	-329158.43	-0.8254	0.40926	342	SellerG	GARY	-46207.21	-0.1293	0.89715
138	Suburb	STRATHMORE_HEIGH	-328783.67	-0.9115	0.36212	343	Suburb	SOUTH_MELBOURNE	-43845.87	-0.2663	0.79006
139	SellerG	CAYZER	-328119.48	-0.8542	0.39311	344	SellerG	AQUIRE	-43185.66	-0.0787	0.93725
140	Suburb	BURWOOD_EAST	326616.72	1.0005	0.31717	345	SellerG	BARLOW	42233.92	0.1066	0.91509
141	Suburb	CAMBERWELL	325827.45	1.6841	0.09231	346	SellerG	PHILIP	-41578.99	-0.1101	0.91237
142	Suburb	COBURG	-319995.89	-0.6667	0.50502	347	Suburb	MAIDSTONE	41571.31	0.2920	0.77033
143	Suburb	CHADSTONE	316369.56	0.8665	0.38634	348	SellerG	MANDY	-40490.40	-0.0907	0.92777
144	Suburb	SOUTH_KINGSVILLE	-311746.85	-1.3391	0.18069	349	Suburb	DOREEN	-39850.09	-0.0779	0.93788
145	Suburb	BALWYN_NORTH	307004.43	1.5508	0.12111	350	Suburb	ST_KILDA	39763.03	0.2725	0.78524
146	SellerG	CENTURY	-306630.55	-0.5991	0.54916	351	SellerG	DOUGLAS	-39334.76	-0.1072	0.91460
147	CouncilArea	MACEDON_RANGE	-305760.32	-0.1829	0.85487	352	SellerG	VILLAGE	39327.71	0.1086	0.91350
148	Suburb	RINGWOOD_EAST	305497.14	0.8036	0.42173	353	SellerG	NELSON	38750.45	0.1096	0.91271
149	Suburb	BRUNSWICK_WEST	-304946.52	-0.6254	0.53175	354	Method	PI	-38391.02	-1.5104	0.13109
150	Suburb	RESERVOIR	-303772.16	-0.9887	0.32292	355	Suburb	MEADOW_HEIGHTS	37693.90	0.1302	0.89645
151	SellerG	BUXTON_FIND	301969.80	0.5956	0.55152	356	SellerG	RENDINA	37316.43	0.1011	0.91950
152	SellerG	TIM	-299233.85	-0.5959	0.55132	357	Suburb	TULLAMARINE	-36691.65	-0.0861	0.93137
153	SellerG	HARRINGTON	-298251.44	-0.7757	0.43804	358	Suburb	MARIBYRNONG	35622.06	0.2867	0.77436
154	Suburb	BERWICK	-295293.55	-0.6303	0.52856	359	SellerG	BIGGIN	35076.79	0.0997	0.92060
155	SellerG	PROWSE	-294040.04	-0.5882	0.55650	360	Suburb	BURNSIDE_HEIGHTS	-34475.88	-0.0701	0.94409
156	SellerG	WILLIAM	292619.84	0.5769	0.56407	361	SellerG	AUSTRALIAN	34266.75	0.0691	0.94492
157	Suburb	ARMADALE	292089.77	1.8456	0.06510	362	Suburb	NORTHCOTE	33674.06	0.1000	0.92038
158	Suburb	MELTON	290722.75	0.5238	0.60050	363	Suburb	NIDDRIE	-32577.73	-0.1177	0.90632

SAS Enterprise Miner Report
Node=Forward Regression
Regression Model Effects

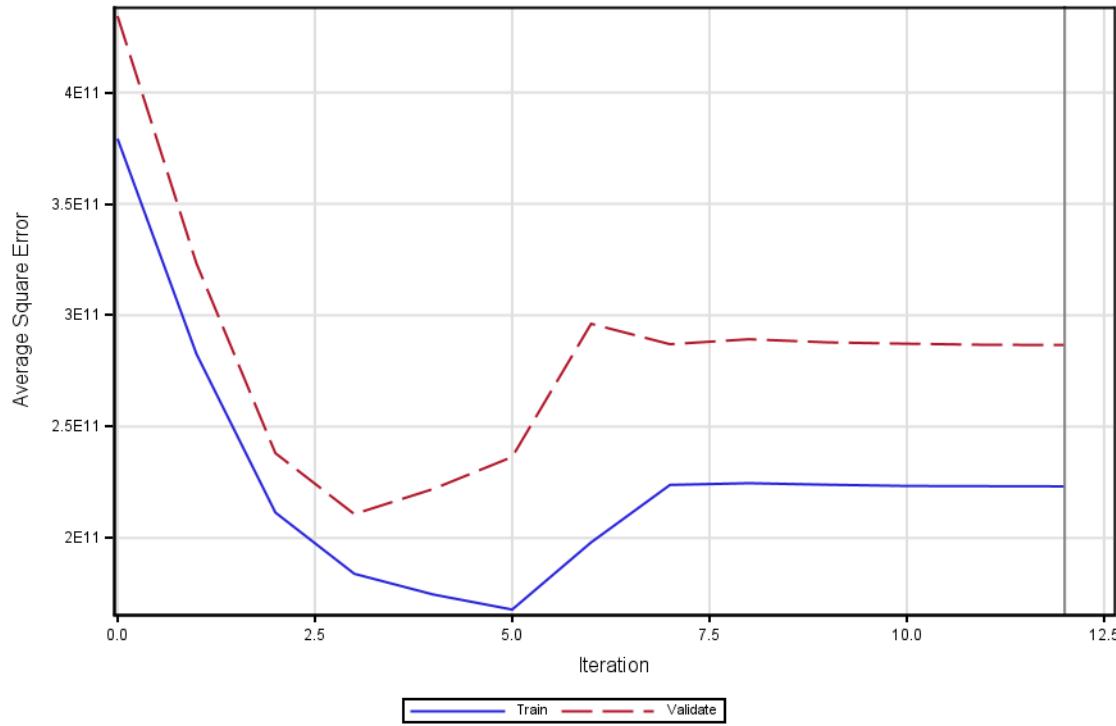
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Effect Number	Variable	Level	Coefficient	T-value	P Value	Effect Number	Variable	Level	Coefficient	T-value	P Value
159	Suburb	PRESTON	-290382.45	-0.9290	0.35302	364	SellerG	CHAMBERS	31502.25	0.0796	0.93652
160	SellerG	O_BRIEN	-276770.15	-0.6715	0.50197	365	Distance		-31147.44	-2.0660	0.03895
161	Suburb	KEW	272707.38	1.4526	0.14648	366	SellerG	HOSKINS	-31146.31	-0.0609	0.95148
162	Suburb	OAKLEIGH_SOUTH	270603.41	0.6794	0.49695	367	SellerG	MCGRATH	-31143.94	-0.0868	0.93087
163	Suburb	MALVERN_EAST	269853.79	1.5901	0.11197	368	SellerG	BUXTON	-30091.95	-0.0849	0.93232
164	Suburb	GLADSTONE_PARK	-269523.44	-0.7183	0.47263	369	Suburb	SOUTH_YARRA	29524.19	0.2168	0.82842
165	Suburb	BROOKLYN	-268647.99	-0.8831	0.37731	370	Suburb	DOVETON	28418.15	0.0650	0.94818
166	SellerG	CHRISTOPHER	-267956.12	-0.5348	0.59286	371	Suburb	BELLFIELD	-28178.05	-0.1101	0.91237
167	Suburb	CAIRNLEA	265959.46	0.6544	0.51295	372	Suburb	HOPPERS_CROSSING	27410.43	0.0669	0.94669
168	SellerG	SCOTT	-264589.04	-0.5286	0.59717	373	SellerG	FRANK	-26746.09	-0.0689	0.94504
169	SellerG	OAK	262690.21	0.5060	0.61291	374	SellerG	JAS	-25962.93	-0.0722	0.94243
170	Suburb	WEST_MELBOURNE	-262633.01	-1.1120	0.26626	375	Suburb	MOONEE_PONDS	-25457.21	-0.1009	0.91963
171	Suburb	KEILOR_EAST	-262142.66	-0.9338	0.35050	376	Suburb	MONTROSE	24771.07	0.0502	0.95999
172	Suburb	ASHBURTON	254835.90	1.1480	0.25111	377	SellerG	HODGES	-24578.86	-0.0680	0.94582
173	Suburb	CAROLINE_SPRINGS	-251625.65	-0.5093	0.61062	378	Type	T	-23944.28	-1.3126	0.18948
174	Suburb	BRIAR_HILL	248882.99	0.8961	0.37030	379	Method	SA	-23902.08	-0.3360	0.73693
175	Suburb	BLACKBURN	247928.91	0.7786	0.43632	380	Suburb	GREENSBOROUGH	-21513.45	-0.0855	0.93185
176	SellerG	NICHOLSON	-246993.67	-0.6257	0.53156	381	SellerG	YPA	21195.65	0.0583	0.95348
177	Suburb	ALBANVALE	246602.77	0.6100	0.54193	382	SellerG	ALEXKARBON	-20766.39	-0.0561	0.95528
178	Suburb	HEIDELBERG	243963.73	1.2401	0.21509	383	SellerG	STOCKDALE	20623.94	0.0570	0.95459
179	SellerG	GRANTHAM	243155.55	0.4893	0.62470	384	SellerG	MICM	-16738.26	-0.0441	0.96481
180	SellerG	NICK	233756.13	0.6132	0.53982	385	Suburb	DELAHEY	16387.10	0.0403	0.96789
181	Suburb	SEDDON	232011.76	1.5551	0.12007	386	SellerG	LJ	15961.40	0.0398	0.96824
182	Suburb	VERMONT_SOUTH	227775.80	0.5885	0.55629	387	SellerG	BULLEN	-13160.25	-0.0266	0.97881
183	Type	H	223289.95	14.7528	0.00000	388	SellerG	VEITCH	-12963.30	-0.0244	0.98050
184	Suburb	BURWOOD	222131.34	0.8082	0.41906	389	Suburb	DONVALE	-12617.00	-0.0471	0.96247
185	SellerG	O_BRIEN	216788.18	0.4839	0.62849	390	Suburb	CRAIGIEBURN	11313.62	0.0405	0.96766
186	SellerG	SWEENEY_ADVAN	-216327.13	-0.4263	0.66997	391	SellerG	WOODARDS	10672.86	0.0300	0.97606
187	Suburb	VERMONT	215418.64	0.5568	0.57771	392	SellerG	HOCKINGSTUART	10019.88	0.0284	0.97736
188	SellerG	O_DONOGHUES	214992.55	0.4967	0.61945	393	Method	SP	9726.31	0.3849	0.70033
189	Suburb	ESSENDON_WEST	-211823.19	-0.7372	0.46107	394	SellerG	WILLIAMS	-9581.27	-0.0263	0.97900
190	SellerG	GARDINER	211406.65	0.4024	0.68744	395	Suburb	CROYDON	9512.52	0.0253	0.97984
191	Suburb	ALPHINGTON	-208935.50	-0.5548	0.57909	396	Suburb	STRATHMORE	7569.76	0.0274	0.97818
192	SellerG	J	203616.92	0.4989	0.61791	397	Suburb	ROXBURGH_PARK	7395.10	0.0170	0.98646
193	SellerG	MARSHALL	200626.22	0.5669	0.57082	398	SellerG	RAINE	7316.73	0.0201	0.98394
194	SellerG	MILES	199350.15	0.5498	0.58253	399	SellerG	SWEENEY	-7080.53	-0.0197	0.98425
195	Suburb	KINGSBURY	-199112.41	-0.4820	0.62988	400	SellerG	RAY	-6221.31	-0.0176	0.98599
196	SellerG	WOOD	-193013.55	-0.3900	0.69654	401	Suburb	FITZROY_NORTH	-5914.13	-0.0133	0.98936
197	Suburb	OAK_PARK	-190308.53	-0.3970	0.69143	402	SellerG	MASON	-5538.25	-0.0132	0.98948
198	Suburb	WERRIBEE	-188048.26	-0.4615	0.64452	403	Suburb	FERNTREE_GULLY	5258.27	0.0151	0.98795
199	SellerG	S_L	-187938.05	-0.4227	0.67254	404	Suburb	RICHMOND	-2222.73	-0.0050	0.99601
200	Suburb	SCORESBY	185930.04	0.4248	0.67100	405	YearBuilt		-1616.80	-6.7633	0.00000
201	Suburb	BRUNSWICK	-184200.18	-0.3774	0.70595	406	SellerG	ANDERSON	-1458.21	-0.0029	0.99772
202	Bathroom		182860.06	12.3538	0.00000	407	Suburb	BAYSWATER	-1170.76	-0.0034	0.99726
203	SellerG	TRIWEST	182761.50	0.3622	0.71726	408	BuildingArea		866.80	9.3319	0.00000
204	Suburb	SANDHURST	-178192.89	-0.4459	0.65573	409	SellerG	KEN	769.69	0.0015	0.99879
205	Suburb	MULGRAVE	178111.75	0.4106	0.68138	410	Landsize		18.26	2.0780	0.03783

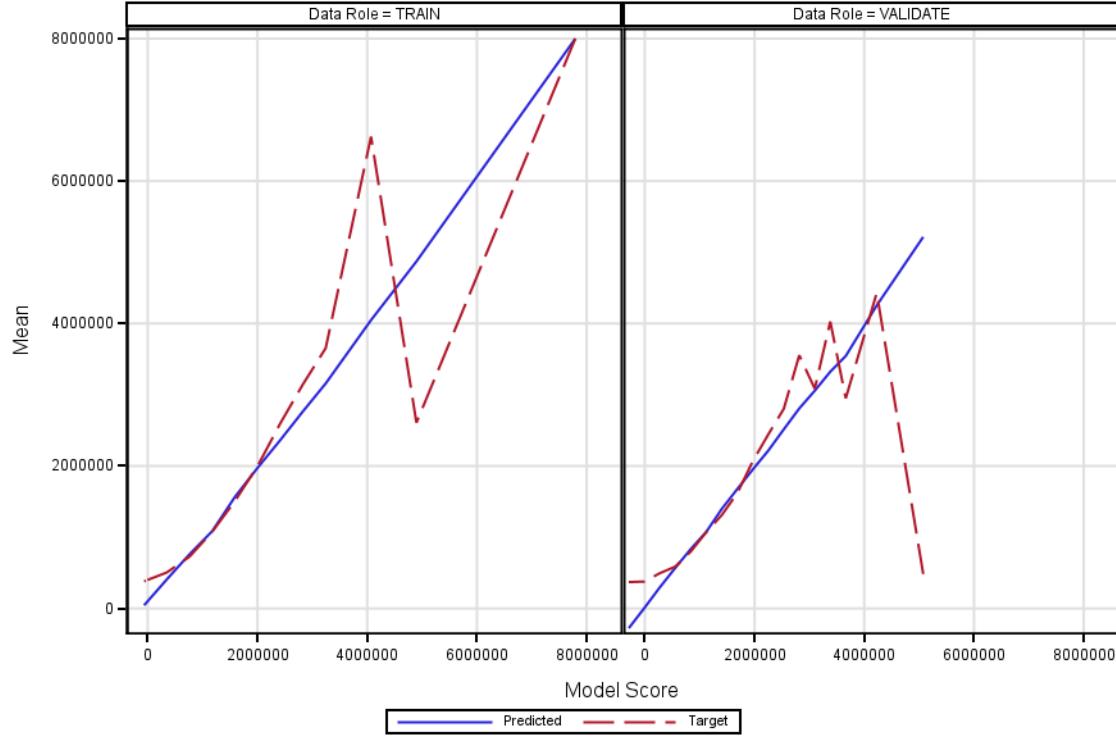
SAS Enterprise Miner Report
Node=Forward Regression
Model Iteration Plots

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SAS Enterprise Miner Report
Node=Forward Regression
Model Iteration Plots



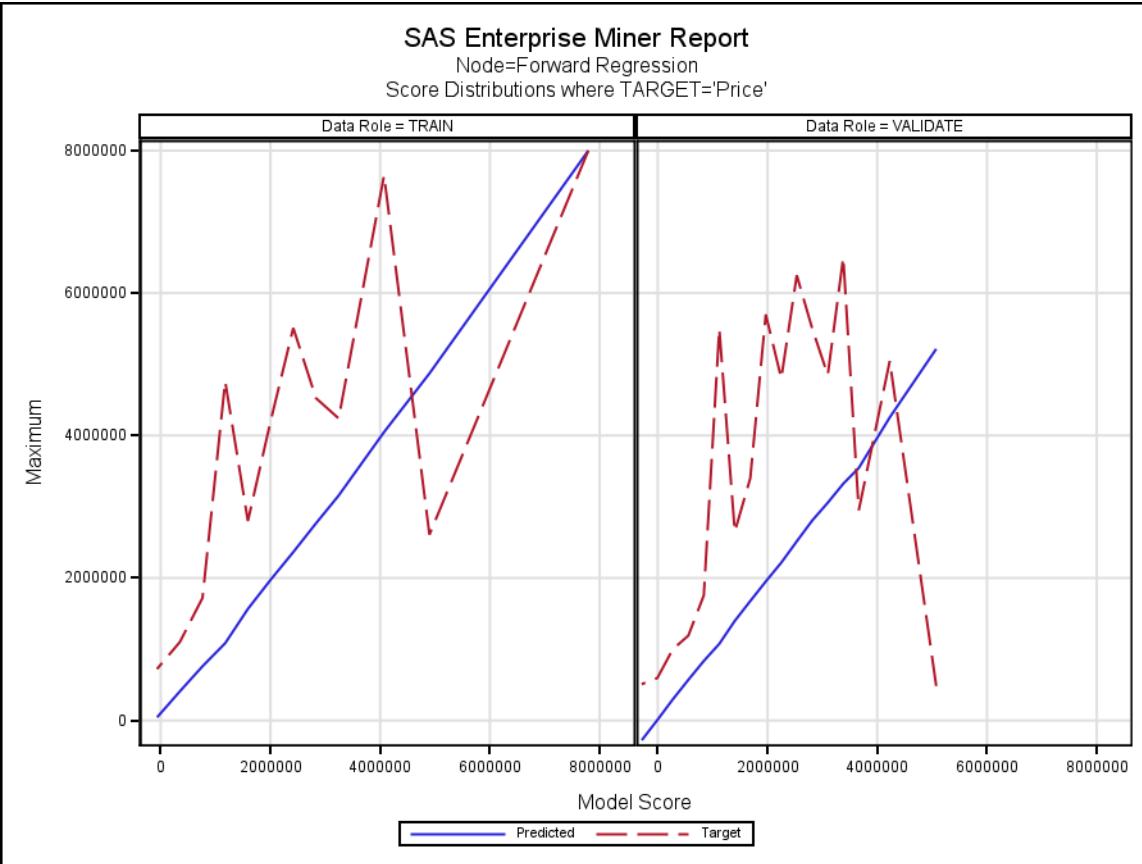
SAS Enterprise Miner Report
Node=Forward Regression
Score Distributions where TARGET='Price'



SAS Enterprise Miner Report

Node=Forward Regression

Score Distributions where TARGET='Price'



Node=Forward Regression

Score Distributions

Target Variable=Price Data Role=TRAIN

Range for Predicted	Mean Predicted	Max Predicted	Min Predicted	Mean Target	Max Target	Min Target
7586363.983 - 8000000.000	8000000.00	8000000.00	8000000.00	8000000.00	8000000	8000000
4690911.861 - 5104547.878	4871550.76	4871550.76	4871550.76	2608000.00	2608000	2608000
3863639.826 - 4277275.844	4048423.52	4116052.46	3980794.58	6625000.00	7650000	5600000
3036367.792 - 3450003.809	3157898.78	3320000.00	3056000.00	3654000.00	4240000	3056000
2622731.774 - 3036367.792	2767165.95	3000926.01	2642095.33	3147875.00	4525000	1761000
2209095.757 - 2622731.774	2363375.02	2616054.72	2211885.79	2598186.86	5510000	500000
1795459.739 - 2209095.757	1973883.40	2208396.50	1797813.62	1999413.83	4200000	770000
1381823.722 - 1795459.739	1565256.40	1795095.67	1382124.64	1506555.24	2800000	700000
968187.705 - 1381823.722	1084464.74	1381650.01	969000.98	1076782.62	4760000	85000
554551.687 - 968187.705	760143.51	967781.45	554704.68	726213.33	1720000	131000
140915.670 - 554551.687	407370.23	554465.91	151042.00	505183.02	1100000	222000
-272720.347 - 140915.670	44253.97	140048.08	-272720.35	381512.20	724000	185000

Target Variable=Price Data Role=VALIDATE

Range for Predicted	Mean Predicted	Max Predicted	Min Predicted	Mean Target	Max Target	Min Target
4933719.986 - 5216158.836	5216158.84	5216158.84	5216158.84	482500.00	482500	482500
4086403.437 - 4368842.287	4254442.93	4276882.75	4232003.10	4429000.00	5046000	3812000
3521525.738 - 3803964.588	3544306.88	3544306.88	3544306.88	2950000.00	2950000	2950000
3239086.888 - 3521525.738	3323336.83	3354843.91	3291829.75	4027500.00	6500000	1555000
2956648.038 - 3239086.888	3056733.92	3152297.04	2962044.40	3085000.00	4850000	1100000
2674209.189 - 2956648.038	2807632.27	2930884.49	2728971.07	3554375.00	5500000	720000
2391770.339 - 2674209.189	2514397.09	2660759.42	2391927.83	2802777.78	6250000	800000
2109331.489 - 2391770.339	2215350.35	2388705.54	2113918.50	2442770.49	4802500	928000

Target Variable=Price Data Role=VALIDATE

Range for Predicted	Mean Predicted	Max Predicted	Min Predicted	Mean Target	Max Target	Min Target
1826892.639 - 2109331.489	1951302.33	2108361.64	1827379.57	2066926.70	5700000	535000
1544453.790 - 1826892.639	1676269.55	1825417.74	1544568.43	1617539.38	3401000	773000
1262014.940 - 1544453.790	1397645.60	1543397.92	1263887.38	1310909.78	2650000	500000
979576.090 - 1262014.940	1075316.88	1260897.93	980088.21	1071324.42	5500000	145000
697137.241 - 979576.090	834697.47	975588.54	697691.81	799344.58	1755000	260000
414698.391 - 697137.241	569229.92	697083.67	417029.09	587466.67	1190000	275000
132259.541 - 414698.391	295927.53	414041.04	135308.39	494483.11	1000000	250000
-150179.309 - 132259.541	4920.64	125387.10	-145190.39	377272.73	595000	170000
-432618.158 - -150179.309	-276655.26	-166321.98	-432618.16	370000.00	510000	290000

SAS Enterprise Miner Report

Node=Backward Regression Summary

Node id = Reg3
 Node label = Backward Regression
 Meta path = Ids => Part => Reg3
 Notes =

Node=Backward Regression Properties

Property	Value	Default	Property	Value	Default	Property	Value	Default
Component	Regression		Force	0		PolynomialDegree	2	
AbsConvValue	-1.34078E154	-7.237006E75	GConvTimes	1		PrintDesignMatrix	N	
AbsFTime	1		GConvValue	1E-6		Rule	NONE	
AbsFValue	0		Hierarchy	CLASS		SASSPDS	N	
AbsGTime	1		InputCoding	DEVIATION		SelectionCriterion	DEFAULT	
AbsGValue	0.00001		Interactions			SelectionDefault	Y	
AbsXTime	1		LinkFunction	LOGIT		Sequential	N	
AbsXValue	1E-8		MainEffect	Y		Simple	N	
CIParam	N		MaxCPUTime	1 HOUR		SIEntry	0.05	
ConvDefaults	Y		MaxFunctionCalls	.		SISStay	0.05	
CorB	N		MaxIterations	.		Start	0	
CovB	N		MaxStep	.		StepOutput	N	
Covout	N		MinResourceUse	N		Stop	0	
Details	N		ModelDefaults	Y		SuppressIntercept	N	
Error	LOGISTIC		ModelSelection	BACKWARD	NONE	SuppressOutput	N	
ExcludedVariable	REJECT		OptimizationTechnique	DEFAULT		Terms	N	
FConvTimes	1		Performance	N		TwoFactor	N	
FConvValue	0		Polynomial	N				

Node=Backward Regression Variable Summary

Role	Level	Frequency Count	Name
TARGET	INTERVAL	1	Price
INPUT	INTERVAL	9	Bathroom Bedroom2 BuildingArea Car Distance Landsize Propertycount Rooms YearBuilt
INPUT	NOMINAL	6	CouncilArea Method Regionname SellerG Suburb Type

Node=Backward Regression Model Fit Statistics

Target=Price Target Label=''

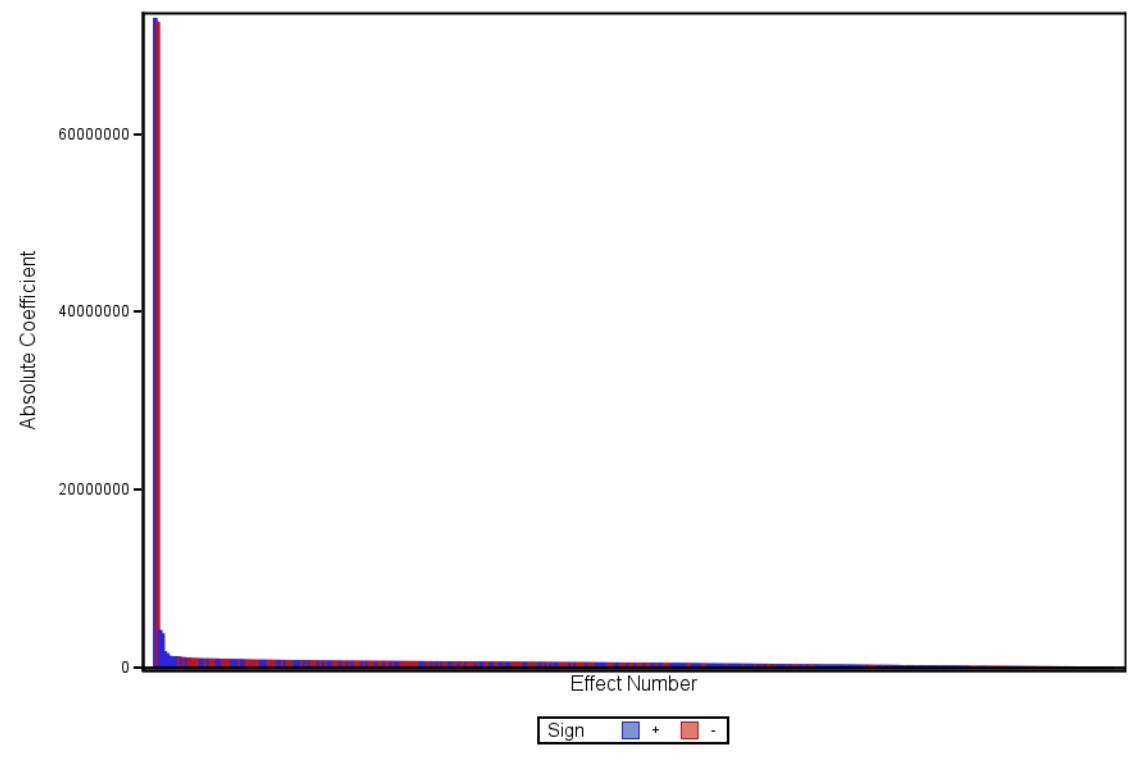
Label of Statistic	Train	Validation	Test
Akaike's Information Criterion	142473.27	.	.
Average Squared Error	212527941365.76	274023170619.44	287322569764.26
Average Error Function	212527941365.76	274023170619.44	287322569764.26
Degrees of Freedom for Error	5035.00	.	.
Model Degrees of Freedom	397.00	.	.
Total Degrees of Freedom	5432.00	.	.

Target=Price Target Label=''

Label of Statistic	Train	Validation	Test
Divisor for ASE	5432.00	4074.00	4074.00
Error Function	1.1544517775E15	1.1163703971E15	1.1705521492E15
Final Prediction Error	246042774621.85	.	.
Maximum Absolute Error	3691033.72	4736180.80	8938421.61
Mean Square Error	229285357993.81	274023170619.44	287322569764.26
Sum of Frequencies	5432.00	4074.00	4074.00
Number of Estimate Weights	397.00	.	.
Root Average Sum of Squares	461007.53	523472.23	536024.78
Root Final Prediction Error	496026.99	.	.
Root Mean Squared Error	478837.51	523472.23	536024.78
Schwarz's Bayesian Criterion	145093.49	.	.
Sum of Squared Errors	1.1544517775E15	1.1163703971E15	1.1705521492E15
Sum of Case Weights Times Freq	5432.00	4074.00	4074.00

SAS Enterprise Miner Report

Node=Backward Regression
Regression Model Effects



Effect Number	Variable	Level	Coefficient	T-value	P Value	Effect Number	Variable	Level	Coefficient	T-value	P Value
1	SellerG	KAYE	72909056.52	2.20959	0.02724	200	Suburb	SOUTH_MELBOURNE	428163.57	1.6760	0.09390
2	Suburb	EMERALD	-72474661.66	-2.18769	0.02880	201	SellerG	RT	-428021.21	-1.7530	0.07976
3	SellerG	SOTHEBY_S	4116216.25	9.35782	0.00000	202	SellerG	CASTRAN	-427980.27	-1.0082	0.31346
4	Intercept		3734501.47	7.19704	0.00000	203	SellerG	IPROPERTY	-427884.16	-0.8903	0.37342
5	Suburb	MIDDLE_PARK	1720953.15	5.92157	0.00000	204	Suburb	WINDSOR	425916.73	1.8764	0.06074
6	SellerG	VICPROP	1494133.36	3.08108	0.00209	205	Suburb	DERRIMUT	-424212.73	-1.0841	0.27843
7	SellerG	ABERCROMBY_S	1210199.17	3.89485	0.00010	206	SellerG	TRIWEST	-423841.94	-0.9891	0.32275
8	Suburb	MALVERN	1161760.48	5.75530	0.00000	207	Suburb	CARRUM_DOWNS	422052.67	1.0927	0.27465
9	Suburb	LANGWARRIN	1158452.29	2.15259	0.03147	208	Suburb	SOUTH_YARRA	417407.14	1.7917	0.07333
10	Suburb	BRIGHTON	1153655.33	7.03795	0.00000	209	SellerG	J	-415634.81	-1.3326	0.18279
11	SellerG	HALL	-1112263.21	-2.65971	0.00788	210	Suburb	WILLIAMSTOWN_NOR	413530.72	1.7120	0.08705

SAS Enterprise Miner Report
Node=Backward Regression
Regression Model Effects

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Effect Number	Variable	Level	Coefficient	T-value	P Value	Effect Number	Variable	Level	Coefficient	T-value	P Value
12	Suburb	BEAUMARIS	1062215.27	3.74312	0.00019	211	Suburb	GLEN_HUNTLY	411202.15	1.4114	0.15827
13	SellerG	MORLEYS	-1047768.13	-2.47274	0.01349	212	Suburb	POINT_COOK	-408932.91	-1.6107	0.10740
14	Suburb	CANTERBURY	1022982.33	4.67747	0.00000	213	SellerG	MARSHALL	-405919.57	-1.7006	0.08916
15	SellerG	RODNEY	-1020139.95	-3.14961	0.00166	214	SellerG	MILES	-405490.15	-1.6183	0.10575
16	SellerG	PEAKE	-968654.25	-2.08219	0.03745	215	Suburb	IVANHOE	398524.11	2.0506	0.04043
17	SellerG	DOMAIN	-954246.87	-2.28490	0.02242	216	Suburb	MOORABBIN	397696.02	2.1555	0.03124
18	SellerG	DINGLE	-946661.43	-3.02171	0.00254	217	Suburb	CHADSTONE	395404.72	2.0951	0.03629
19	SellerG	CAYZER	-931715.44	-3.31590	0.00093	218	Suburb	CAULFIELD_NORTH	391942.01	1.9195	0.05505
20	Suburb	ALBERT_PARK	914863.18	3.70934	0.00021	219	Suburb	BENTLEIGH_EAST	391621.22	2.6026	0.00932
21	Suburb	HAMPTON	914137.59	5.78963	0.00000	220	Suburb	ABERFELDIE	391108.50	2.0461	0.04087
22	SellerG	CENTURY	-913966.38	-2.09189	0.03657	221	Suburb	DIAMOND_CREEK	389262.38	1.1826	0.23711
23	Suburb	BLACK_ROCK	911213.36	3.10083	0.00196	222	SellerG	O_DONOGHUES	-387515.42	-1.1296	0.25877
24	SellerG	TIM	-904249.11	-2.12500	0.03370	223	SellerG	OBRIEN	-385728.44	-1.0638	0.28755
25	SellerG	HARRINGTON	-901821.99	-3.20195	0.00139	224	Suburb	BALACLAVA	385680.65	1.4118	0.15816
26	SellerG	PROWSE	-900793.66	-2.12702	0.03354	225	Suburb	SCORESBY	374737.24	0.9727	0.33080
27	Suburb	RINGWOOD	897633.61	1.70267	0.08878	226	Suburb	BLACKBURN	371818.27	1.6822	0.09268
28	Suburb	GARDENVALE	879919.63	2.33297	0.01974	227	Suburb	KEW_EAST	371291.33	1.7537	0.07962
29	SellerG	CHRISTOPHER	-873116.36	-2.05900	0.03962	228	SellerG	NICK	-366261.03	-1.3146	0.18880
30	SellerG	SCOTT	-870719.91	-2.04488	0.04099	229	SellerG	GRANTHAM	-365427.44	-0.8717	0.38347
31	SellerG	O_BRIEN	-866736.50	-2.67971	0.00743	230	Suburb	VERMONT_SOUTH	352150.42	1.2488	0.21190
32	SellerG	NICHOLSON	-851854.82	-2.88462	0.00396	231	Suburb	FAIRFIELD	351705.86	1.5711	0.11632
33	Suburb	SANDRINGHAM	837331.05	3.47174	0.00053	232	Suburb	MONTMORENCY	350936.28	0.9193	0.35806
34	Suburb	EDITHVALE	830921.72	2.48019	0.01321	233	Suburb	ESSENDON	350828.90	1.9140	0.05576
35	Suburb	GISBORNE	828461.63	1.49920	0.13397	234	Suburb	ALTONA	347700.37	1.7823	0.07484
36	SellerG	SWEENEY_ADVAN	-824777.93	-1.90503	0.05691	235	Suburb	KEYSBOROUGH	343709.37	1.0535	0.29224
37	Suburb	CARRUM	817399.60	2.19384	0.02836	236	Suburb	SUNBURY	343283.23	1.0487	0.29445
38	Suburb	CLAYTON	808348.17	2.84445	0.00449	237	Suburb	THE_BASIN	340995.18	0.8298	0.40677
39	SellerG	WOOD	-796428.24	-1.90810	0.05652	238	SellerG	OAK	-340368.95	-0.7639	0.44503
40	SellerG	S_L	-792026.03	-2.20997	0.02722	239	Suburb	BURWOOD	339268.05	1.9836	0.04743
41	SellerG	MELBOURNE	-782039.79	-2.30030	0.02153	240	Suburb	MELBOURNE	339066.22	1.2812	0.20025
42	SellerG	RAINE_HORNE	-776983.76	-2.25036	0.02453	241	Suburb	VERMONT	336235.78	1.1888	0.23466
43	SellerG	RE	-776815.57	-2.26559	0.02358	242	Suburb	ST_ALBANS	336076.04	1.2965	0.19493
44	SellerG	JMRE	-772545.88	-2.19701	0.02813	243	Suburb	NORTH_MELBOURNE	335452.06	1.3120	0.18968
45	Suburb	BOX_HILL	771865.48	4.17094	0.00003	244	Suburb	BERWICK	331608.61	0.8386	0.40179
46	Suburb	GLEN_IRIS	768869.00	4.35584	0.00001	245	Suburb	KEALBA	-327784.73	-1.1458	0.25202
47	Suburb	PARKVILLE	765058.15	2.25110	0.02448	246	SellerG	WEAST	326785.52	0.7779	0.43669
48	SellerG	PRIDE	-764936.80	-2.42964	0.01520	247	Suburb	THORNBURY	322400.22	1.6212	0.10513
49	SellerG	THOMSON	-764625.99	-2.76086	0.00582	248	SellerG	ASH	321271.84	0.6326	0.52705
50	SellerG	GUNN_CO	-751382.30	-2.15641	0.03117	249	Suburb	RICHMOND	320511.41	1.3574	0.17480
51	SellerG	MADDISON	-751052.37	-1.72876	0.08400	250	Suburb	GLADSTONE_PARK	-315618.33	-1.0034	0.31578
52	Suburb	CARLTON_NORTH	749221.02	2.88690	0.00393	251	Suburb	EAST_MELBOURNE	313729.90	0.9613	0.33652
53	Suburb	BALWYN	743841.12	4.00251	0.00006	252	Suburb	FITZROY_NORTH	313722.90	1.3317	0.18310
54	SellerG	U	-741031.52	-1.61611	0.10622	253	SellerG	WILLIAM	-311760.21	-0.7236	0.46942
55	Suburb	TOORAK	737502.51	3.22843	0.00126	254	Suburb	SANDHURST	311124.12	0.6508	0.51528
56	SellerG	GL	-734550.19	-1.74089	0.08185	255	Suburb	SOUTH_MORANG	-305744.49	-1.1793	0.23841
57	SellerG	LITTLE	-734371.28	-2.85505	0.00435	256	SellerG	BUXTON_FIND	-304739.58	-0.7060	0.48029
58	SellerG	PURPLEBRICKS	-731776.60	-2.61583	0.00897	257	Suburb	BRUNSWICK_EAST	291241.37	1.2956	0.19526
59	Suburb	MENTONE	728186.03	2.97312	0.00298	258	Suburb	BURNSIDE_HEIGHTS	-289107.65	-1.0359	0.30038
60	Suburb	RIDDELLS_CREEK	726701.82	1.17547	0.23994	259	Suburb	SEA HOLME	279729.67	0.7341	0.46299

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Effect Number	Variable	Level	Coefficient	T-value	P Value	Effect Number	Variable	Level	Coefficient	T-value	P Value
61	Suburb	NOTTING_HILL	725709.96	1.95796	0.05037	260	Suburb	DONCASTER	278134.74	1.6536	0.09836
62	SellerG	BELLER	-725061.66	-2.45593	0.01413	261	Suburb	MONTROSE	276992.32	0.6469	0.51778
63	Suburb	BRIGHTON_EAST	724893.21	4.28757	0.00002	262	Suburb	STRATHMORE	271610.21	1.3856	0.16602
64	SellerG	DIXON	-714719.36	-1.67840	0.09342	263	Suburb	TAYLORS_LAKES	-271565.48	-1.1229	0.26162
65	Suburb	HAWTHORN_EAST	714497.53	3.56339	0.00037	264	Suburb	BORONIA	268666.03	0.9333	0.35078
66	SellerG	ICONEK	-700149.24	-1.83868	0.06611	265	Suburb	TRAVANCORE	267841.36	0.8499	0.39548
67	SellerG	PETER	-694607.18	-2.55950	0.01055	266	SellerG	KAY	-265223.93	-1.0725	0.28363
68	SellerG	R_H	-688941.51	-1.98296	0.04750	267	SellerG	ISELL	-260900.89	-0.8898	0.37365
69	Suburb	MONT_ALBERT	687042.23	3.59588	0.00033	268	Suburb	MULGRAVE	258055.70	1.0381	0.29934
70	SellerG	ONE	-680294.18	-1.53278	0.12548	269	Suburb	BRUNSWICK	254822.35	1.2244	0.22094
71	Suburb	CLIFTON_HILL	679722.55	2.44119	0.01472	270	Suburb	DELAHEY	-254578.33	-0.6695	0.50328
72	SellerG	HUNTER	-677068.34	-1.60726	0.10815	271	Suburb	MOOROOLBARK	252604.57	0.6149	0.53871
73	Suburb	HAWTHORN	676791.12	3.16919	0.00155	272	Suburb	BRIAR_HILL	252587.91	0.9112	0.36228
74	Suburb	ARMADALE	676081.94	3.17800	0.00150	273	SellerG	CAINE	-249056.94	-0.7832	0.43358
75	SellerG	BURNHAM	-669523.53	-2.44635	0.01451	274	SellerG	GARDINER	-248821.06	-0.6700	0.50292
76	SellerG	NOEL	-669397.49	-2.74785	0.00605	275	Suburb	OAK_PARK	245295.61	1.3407	0.18017
77	SellerG	C21	-668472.24	-2.44793	0.01445	276	Suburb	MOONEE_PONDS	239707.85	1.2291	0.21917
78	Suburb	HIGHETT	662872.00	2.66972	0.00765	277	Suburb	HEIDELBERG	239161.43	1.2198	0.22269
79	SellerG	CHISHOLM	-660801.49	-2.50947	0.01217	278	Suburb	CARLTON	236126.63	0.8727	0.38291
80	SellerG	MORRISON	-656066.20	-2.37606	0.01759	279	Suburb	SEDDON	235537.29	1.0358	0.30040
81	Suburb	DOVETON	653262.85	1.75367	0.07963	280	Suburb	SOUTHBANK	233475.74	0.8241	0.40999
82	SellerG	AQUIRE	-651555.75	-1.35855	0.17444	281	Suburb	KENSINGTON	233398.54	1.0077	0.31371
83	Suburb	MALVERN_EAST	651389.96	3.86886	0.00011	282	Suburb	ALBION	233065.16	1.1780	0.23892
84	SellerG	GARY	-650291.31	-2.66057	0.00786	283	Suburb	CREMORNE	232220.09	0.8667	0.38619
85	SellerG	PHILIP	-645912.01	-2.38401	0.01721	284	Suburb	GLEN_WAVERLEY	231147.89	0.8028	0.42219
86	SellerG	MANDY	-643992.80	-1.78904	0.07375	285	Suburb	NIDDRIE	229241.19	1.2837	0.19939
87	Suburb	CAMBERWELL	642707.65	3.43327	0.00061	286	Suburb	ABBOTSFORD	228390.86	0.9206	0.35735
88	SellerG	DOUGLAS	-642636.84	-2.50591	0.01229	287	Suburb	COLLINGWOOD	225572.50	0.8568	0.39167
89	Suburb	CHEL滕HAM	638554.92	2.49648	0.01262	288	Suburb	OAKLEIGH_SOUTH	224285.10	1.1747	0.24024
90	SellerG	HOSKINS	-636351.31	-1.44213	0.14942	289	Suburb	CROYDON	223551.80	0.9697	0.33233
91	SellerG	MCGRATH	-636348.99	-2.58847	0.00971	290	Type	H	222054.64	14.7281	0.00000
92	SellerG	JAS	-631634.91	-2.55584	0.01066	291	Suburb	NUNAWADING	217245.64	0.9878	0.32338
93	Suburb	SURREY_HILLS	631340.78	3.76041	0.00017	292	Suburb	RINGWOOD_NORTH	214972.15	0.5679	0.57016
94	SellerG	FRANK	-630965.28	-2.21173	0.02709	293	Suburb	KINGSBURY	211260.13	0.6706	0.50255
95	SellerG	BUXTON	-630710.40	-2.62770	0.00866	294	Suburb	AIRPORT_WEST	210460.70	1.1003	0.27133
96	Suburb	MORDIALLOC	629004.17	2.33419	0.01968	295	SellerG	FIRST	-207982.23	-0.4902	0.62401
97	SellerG	HODGES	-627398.69	-2.49991	0.01250	296	Suburb	KURUNJANG	207645.43	0.5278	0.59770
98	SellerG	ALEXKARBON	-626196.86	-2.39337	0.01678	297	Suburb	HILLSIDE	-201621.76	-0.9815	0.32644
99	Suburb	BALWYN_NORTH	625105.67	3.59904	0.00033	298	Suburb	BROADMEADOWS	-198167.13	-0.8000	0.42378
100	SellerG	MICM	-620929.29	-2.26047	0.02390	299	Suburb	SUNSHINE_WEST	-194471.09	-1.1828	0.23702
101	Suburb	ENDEAVOUR_HILLS	619696.25	1.30689	0.19139	300	Suburb	GREENVALE	-194294.14	-0.8117	0.41703
102	Suburb	ORMOND	619029.74	3.72429	0.00020	301	Suburb	FERNTREE_GULLY	193311.31	0.6831	0.49459
103	SellerG	RAY	-617011.95	-2.59655	0.00948	302	Suburb	WANTIRNA_SOUTH	191141.98	0.6827	0.49489
104	SellerG	BULLEN	-616124.62	-1.47437	0.14053	303	Suburb	WERRIBEE	-188555.10	-1.0720	0.28384
105	SellerG	VEITCH	-615094.89	-1.34209	0.17971	304	Suburb	BAYSWATER	186497.39	0.6817	0.49553
106	SellerG	WILLIAMS	-613983.71	-2.42859	0.01524	305	Bathroom		183478.90	12.4321	0.00000
107	SellerG	SWEENEY	-612545.58	-2.49228	0.01277	306	Suburb	TAYLORS_HILL	-181763.82	-0.7368	0.46136
108	SellerG	KEN	-609854.67	-1.43728	0.15079	307	Suburb	ALPHINGTON	179741.87	0.6945	0.48746
109	SellerG	MASON	-609539.54	-1.86254	0.06267	308	Suburb	FLEMINGTON	172978.14	0.7370	0.46119

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110	SellerG	ANDERSON	-608633.46	-1.40199	0.16107	309	Suburb	ASCOT_VALE	168511.89	0.8043	0.42132
111	Suburb	FRANKSTON	604659.05	1.36133	0.17356	310	Suburb	DINGLEY_VILLAGE	158048.09	0.5275	0.59790
112	Suburb	BLACKBURN_SOUTH	600871.27	1.61734	0.10596	311	Suburb	WHEELERS_HILL	156506.49	0.6443	0.51944
113	Suburb	HAMPTON_EAST	600439.38	2.87215	0.00412	312	Suburb	TARNEIT	-156285.63	-0.4128	0.67977
114	SellerG	RAINE	-598299.00	-2.36346	0.01820	313	Suburb	TEMPLESTOWE_LOWE	151221.50	0.8631	0.38818
115	SellerG	WOODARDS	-596749.53	-2.47387	0.01345	314	Suburb	BROOKLYN	144516.09	0.4673	0.64035
116	Suburb	OAKLEIGH_EAST	595703.36	1.60069	0.10960	315	Suburb	WEST_MELBOURNE	142231.43	0.4802	0.63111
117	SellerG	HOCKINGSTUART	-594777.71	-2.51908	0.01184	316	Suburb	ESSENDON_NORTH	140891.24	0.5853	0.55840
118	Suburb	KEW	593559.38	2.87042	0.00414	317	Suburb	SUNSHINE_NORTH	-140053.83	-0.7740	0.43904
119	SellerG	LJ	-591123.62	-1.96483	0.04957	318	Rooms		137128.51	11.2088	0.00000
120	Suburb	DONCASTER_EAST	585790.81	2.84059	0.00455	319	Suburb	BRUNSWICK_WEST	135249.48	0.6554	0.51227
121	SellerG	STOCKDALE	-584758.16	-2.34008	0.01937	320	Suburb	DONVALE	134674.89	0.4825	0.62948
122	SellerG	YPA	-583851.37	-2.32189	0.02034	321	Suburb	KEILOR_DOWNS	-133859.55	-0.4743	0.63534
123	Suburb	PARKDALE	580850.09	2.45796	0.01405	322	Suburb	FOOTSCRAY	132937.90	0.6426	0.52054
124	Suburb	MURRUMBEENA	577621.05	2.92810	0.00345	323	Suburb	KINGSVILLE	131147.54	0.6087	0.54277
125	SellerG	BIGGIN	-576282.88	-2.39013	0.01693	324	SellerG	LINDELLAS	128445.05	0.4284	0.66839
126	SellerG	CHAMBERS	-573469.35	-1.93634	0.05296	325	SellerG	WALSH	124902.76	0.2987	0.76520
127	Suburb	ASHBURTON	572950.51	3.13376	0.00175	326	SellerG	PRDNATIONWIDE	-122128.54	-0.2524	0.80076
128	SellerG	AUSTRALIAN	-572732.16	-1.36894	0.17117	327	Suburb	ROWVILLE	121014.53	0.4681	0.63975
129	SellerG	RENDINA	-568355.98	-2.18305	0.02914	328	Suburb	WATSONIA	119358.70	0.6973	0.48570
130	Suburb	IVANHOE_EAST	568224.75	2.30506	0.02126	329	Suburb	COBURG	117771.17	0.6303	0.52860
131	SellerG	NELSON	-565966.65	-2.38150	0.01733	330	Suburb	KEILOR_PARK	-116804.05	-0.6194	0.53575
132	SellerG	VILLAGE	-565682.34	-2.25891	0.02399	331	Suburb	PRESTON	111943.84	0.6409	0.52163
133	SellerG	BUCKINGHAM	-564892.75	-2.37357	0.01771	332	Suburb	CROYDON_NORTH	108052.82	0.3495	0.72674
134	Suburb	ELWOOD	563544.80	2.90300	0.00374	333	Suburb	RESERVOIR	106537.73	0.6894	0.49063
135	SellerG	BARLOW	-562589.37	-1.89158	0.05869	334	Suburb	BULLEEN	103385.65	0.5944	0.55234
136	Suburb	MOUNT_WAVERLEY	557621.97	2.76382	0.00576	335	Suburb	SOUTH_KINGSVILLE	100292.74	0.4307	0.66674
137	Suburb	ELSTERNWICK	556008.41	2.83523	0.00462	336	Suburb	HADFIELD	-99532.79	-0.5625	0.57381
138	SellerG	MOONEE	-555598.84	-1.79570	0.07269	337	Suburb	CAULFIELD	98691.90	0.3121	0.75498
139	SellerG	WALSHE	-554773.64	-2.00655	0.04493	338	Suburb	DOOREEN	93405.67	0.2255	0.82165
140	Suburb	EAGLEMONT	551683.19	2.56308	0.01044	339	Suburb	AVONDALE_HEIGHTS	-82939.13	-0.4036	0.68657
141	Suburb	WHITTLESEA	550414.39	1.14453	0.25254	340	Suburb	HEIDELBERG_WEST	-82873.27	-0.4070	0.68403
142	SellerG	VIC	-550223.21	-1.29444	0.19566	341	Suburb	VIEWBANK	-82842.73	-0.4244	0.67132
143	SellerG	_REALTY	-547028.53	-1.27146	0.20371	342	Suburb	TULLAMARINE	-82444.77	-0.2227	0.82379
144	Suburb	WILLIAMSTOWN	547022.54	2.80376	0.00510	343	Suburb	ROSANNA	82362.39	0.4489	0.65357
145	Suburb	HEATHMONT	544785.02	1.94574	0.05182	344	Suburb	CROYDON_HILLS	80173.43	0.2054	0.83730
146	SellerG	EVIEW	-543355.24	-2.03232	0.04225	345	Suburb	ALTONA_MEADOWS	79882.53	0.2166	0.82856
147	Suburb	BENTLEIGH	542888.80	3.41610	0.00065	346	Suburb	COBURG_NORTH	-78290.02	-0.4108	0.68129
148	Suburb	CARNEGIE	540230.28	3.32592	0.00090	347	Suburb	DANDENONG_NORTH	-74867.53	-0.1886	0.85044
149	SellerG	BRAD	-539731.78	-2.23461	0.02555	348	Suburb	SUNSHINE	73791.42	0.4323	0.66556
150	SellerG	GREG	-539692.27	-2.21155	0.02711	349	Suburb	HEIDELBERG_HEIGH	-69480.74	-0.3741	0.70840
151	SellerG	DARREN	-538353.90	-1.66620	0.09583	350	Suburb	STRATHMORE_HEIGH	-67548.17	-0.2397	0.81062
152	SellerG	GALDON	-537790.97	-1.24277	0.21409	351	Suburb	GOWANBRAE	-67437.35	-0.3393	0.73439
153	SellerG	BARRY	-528029.66	-2.22807	0.02598	352	Suburb	BRAYBROOK	-65932.75	-0.3657	0.71459
154	Suburb	TEMPLESTOWE	527379.21	2.18132	0.02927	353	Method	S	65459.99	3.1745	0.00152
155	Suburb	BLACKBURN_NORTH	526698.34	1.00607	0.31450	354	SellerG	JASON	-64101.20	-0.1742	0.86175
156	SellerG	EDWARD	-526240.45	-1.78769	0.07397	355	Suburb	MILL_PARK	58957.06	0.3248	0.74533
157	SellerG	PAUL	-524240.17	-1.52595	0.12717	356	Suburb	THOMASTOWN	-56189.30	-0.2244	0.82251
158	SellerG	W_B_	-523077.34	-1.48713	0.13713	357	Suburb	NEWPORT	52816.77	0.2774	0.78148

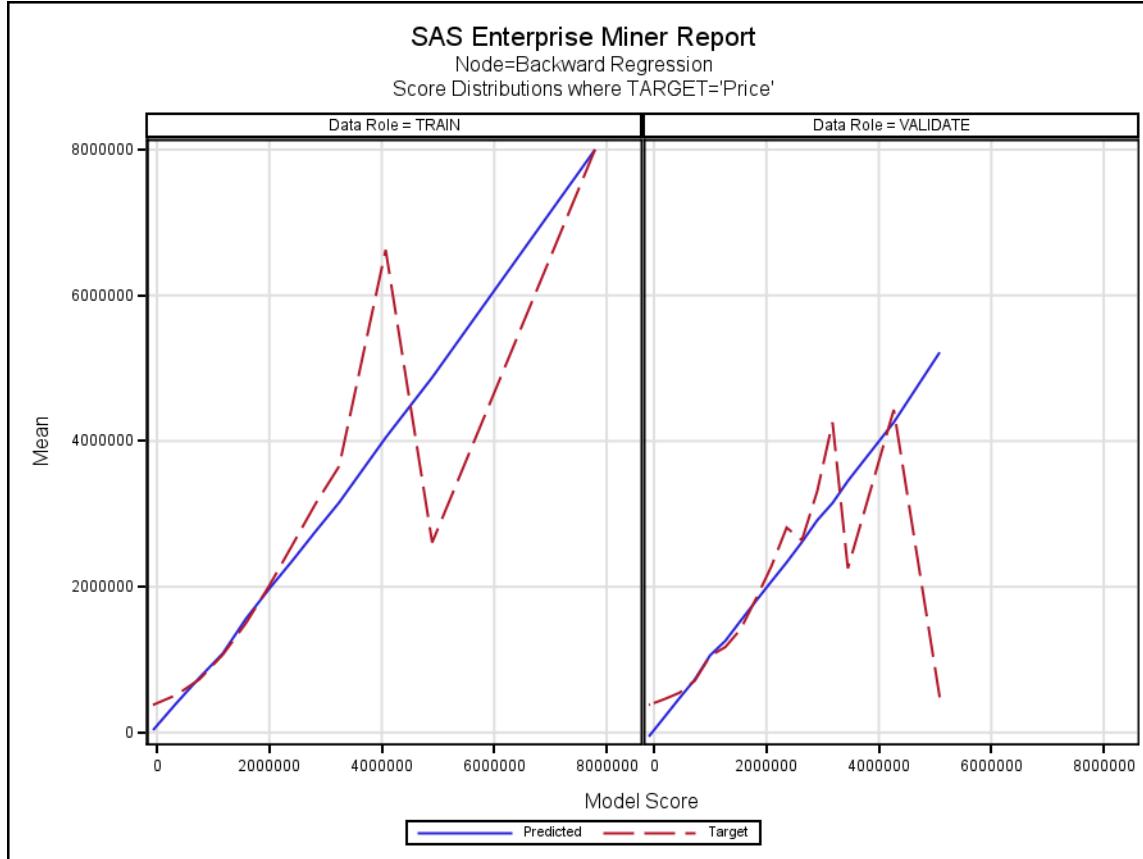
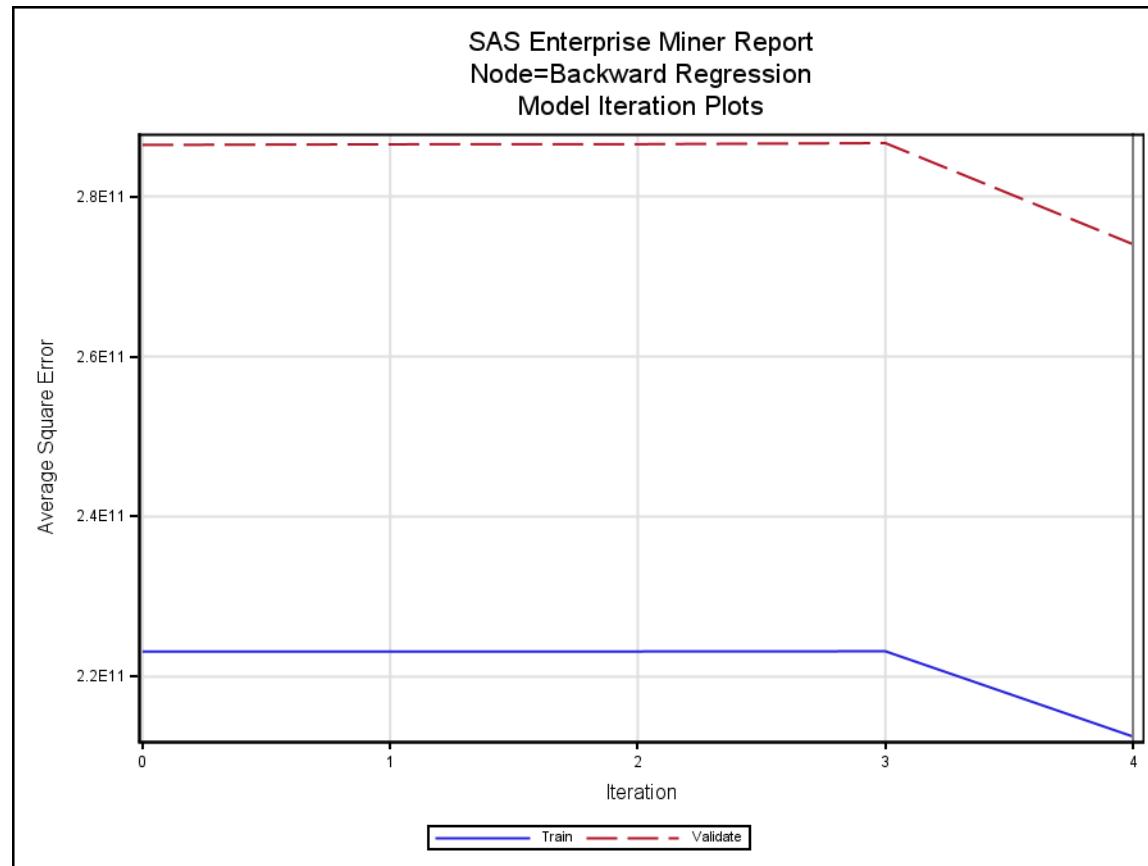
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159	SellerG	HAR	-519273.84	-1.91122	0.05611	358	Suburb	ESSENDON_WEST	51919.14	0.2392	0.81096
160	Suburb	RINGWOOD_EAST	518030.93	2.25970	0.02394	359	Car		51805.73	5.6192	0.00000
161	Suburb	MITCHAM	517486.82	1.83264	0.06700	360	Suburb	EPPING	-51283.10	-0.2302	0.81797
162	SellerG	PROPERTY	-514671.53	-1.23017	0.21877	361	Suburb	SEABROOK	48650.44	0.1176	0.90639
163	Suburb	PORT_MELBOURNE	513500.52	2.24078	0.02515	362	Suburb	WESTMEADOWS	-46452.32	-0.1656	0.86845
164	SellerG	RELIANCE	-507735.08	-1.51498	0.12993	363	Suburb	MAIDSTONE	46340.72	0.2169	0.82827
165	Suburb	ST_KILDA	507672.64	2.45907	0.01401	364	Suburb	ROXBURGH_PARK	-42225.83	-0.1086	0.91352
166	Suburb	CAROLINE_SPRINGS	-505995.60	-1.77682	0.07574	365	Suburb	MARIBYRNONG	41938.20	0.2119	0.83219
167	Suburb	FOREST_HILL	504153.16	2.08532	0.03716	366	Method	PI	-39309.61	-1.5512	0.12100
168	Suburb	ASPENDALE	498217.96	1.68150	0.09282	367	Suburb	MERNDA	-36015.23	-0.1102	0.91226
169	SellerG	PAGAN	-494930.75	-1.44764	0.14787	368	Suburb	CRAIGIEBURN	-35358.33	-0.1779	0.85882
170	SellerG	JELLIS	-494192.37	-2.08155	0.03751	369	Suburb	PASCOE_VALE	34137.11	0.1952	0.84527
171	SellerG	HARCOURTS	-493136.73	-1.99762	0.04589	370	Suburb	SPOTSWOOD	32700.98	0.1519	0.87927
172	SellerG	WIN	-492646.86	-1.12205	0.26197	371	Distance		-30530.06	-2.0312	0.04236
173	Suburb	SEAFORD	490386.44	1.25641	0.20911	372	Suburb	BELLFIELD	-30177.96	-0.1182	0.90594
174	SellerG	BAYSIDE	-490189.55	-1.16617	0.24368	373	Suburb	FAWKNER	-30152.08	-0.1850	0.85325
175	Suburb	BURNLEY	490107.40	1.47220	0.14112	374	Suburb	GREENSBOROUGH	-26352.32	-0.1051	0.91628
176	SellerG	RED	-490071.64	-1.17326	0.24083	375	Suburb	HOPPERS_CROSSING	25468.75	0.1104	0.91214
177	SellerG	TRIMSON	-488877.53	-1.42460	0.15442	376	Type	T	-23681.94	-1.3031	0.19270
178	SellerG	LOVE	-488613.99	-1.96385	0.04968	377	Method	SA	-23521.85	-0.3317	0.74016
179	SellerG	HOMES	-485013.96	-1.14696	0.25153	378	Suburb	MELTON	22574.84	0.0592	0.95283
180	Suburb	CAULFIELD_SOUTH	482547.70	2.58792	0.00972	379	Suburb	LALOR	22336.25	0.1133	0.90981
181	SellerG	MCDONALD	-481110.99	-1.77206	0.07653	380	Suburb	ALBANVALE	-20634.62	-0.0549	0.95620
182	SellerG	WILSON	-479548.84	-1.73094	0.08361	381	Suburb	HUNTINGDALE	19805.44	0.0533	0.95752
183	SellerG	BELLS	-479382.34	-1.77225	0.07650	382	Suburb	ELTHAM_NORTH	-17217.00	-0.0578	0.95391
184	Suburb	PRAHRAN	474561.97	2.13461	0.03291	383	Suburb	BUNDOORA	-13323.39	-0.0717	0.94287
185	Suburb	FITZROY	470449.50	1.80184	0.07172	384	Suburb	WOLLERT	11660.30	0.0330	0.97370
186	Suburb	HUGHESDALE	469228.47	2.51591	0.01195	385	Method	SP	10933.16	0.4350	0.66363
187	Suburb	ASHWOOD	467946.87	2.65697	0.00795	386	Suburb	MEADOW_HEIGHTS	-10686.19	-0.0505	0.95973
188	Suburb	OAKLEIGH	464244.17	2.48306	0.01310	387	Suburb	WYNDHAM_VALE	-9301.80	-0.0226	0.98199
189	SellerG	FN	-460874.50	-1.46074	0.14424	388	Suburb	GLENROY	9244.72	0.0594	0.95262
190	SellerG	CONSIDINE	-459310.42	-1.29093	0.19687	389	Suburb	ELTHAM	8481.15	0.0361	0.97117
191	SellerG	WHITING	-457280.29	-1.46276	0.14368	390	Suburb	ALTONA_NORTH	5392.53	0.0286	0.97717
192	Suburb	BURWOOD_EAST	456369.05	2.07302	0.03829	391	Suburb	WEST_FOOTSCRAY	3092.76	0.0160	0.98723
193	Suburb	BONBEACH	455226.74	1.10742	0.26824	392	YearBuilt		-1627.30	-6.8310	0.00000
194	SellerG	FLETCHERS	-451988.45	-1.88984	0.05892	393	Suburb	KEILOR_EAST	-1420.68	-0.0086	0.99311
195	SellerG	HAUGHTON	-451265.76	-1.41766	0.15644	394	Suburb	JACANA	1305.42	0.0068	0.99454
196	SellerG	REED	-447381.06	-1.05570	0.29123	395	BuildingArea		868.76	9.3699	0.00000
197	Suburb	NORTHCOTE	447162.19	2.15880	0.03098	396	Suburb	CAIRNLEA	-793.17	-0.0021	0.99833
198	SellerG	RW	-445347.38	-1.69870	0.08953	397	Landsize		18.41	2.1037	0.03552
199	SellerG	COLLINS	-439537.11	-1.69895	0.08948

SAS Enterprise Miner Report
Node=Backward Regression
Model Iteration Plots

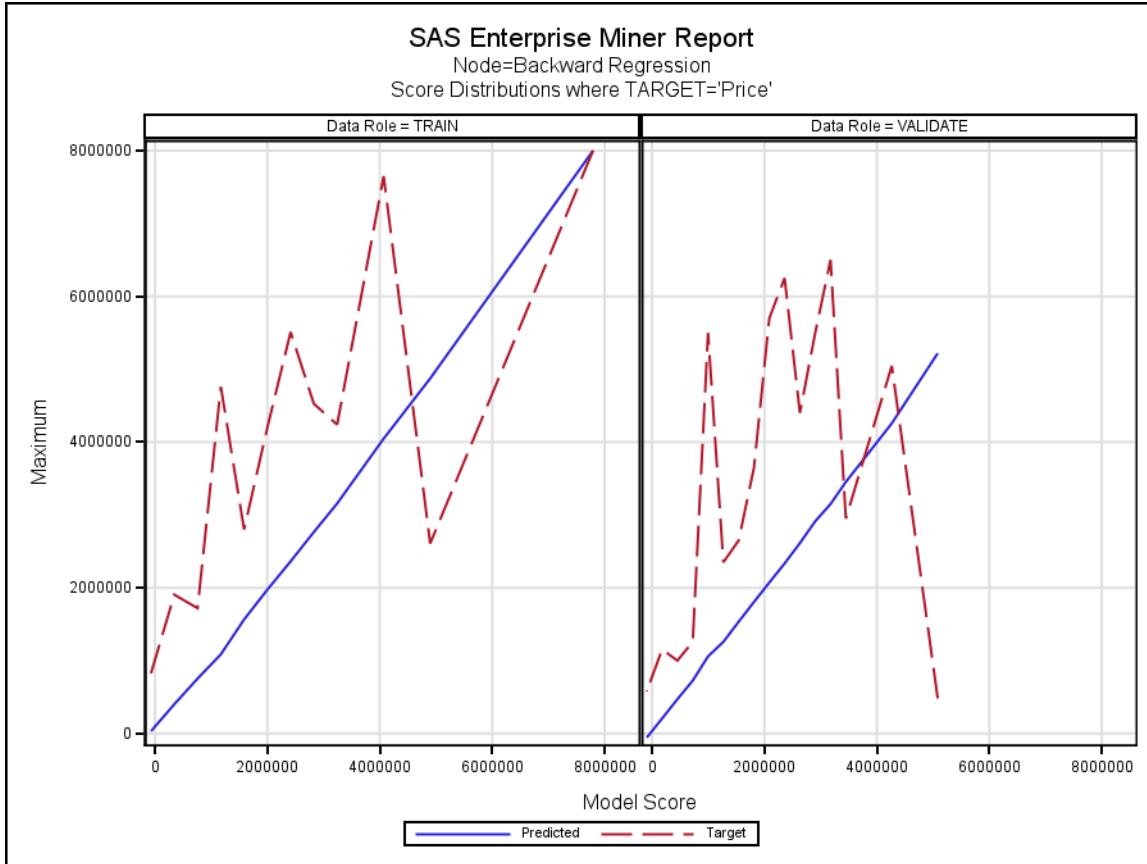
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SAS Enterprise Miner Report

Node=Backward Regression

Score Distributions where TARGET='Price'



Node=Backward Regression

Score Distributions

Target Variable=Price Data Role=TRAIN

Range for Predicted	Mean Predicted	Max Predicted	Min Predicted	Mean Target	Max Target	Min Target
7586187.268 - 8000000.000	8000000.00	8000000.00	8000000.00	8000000.00	8000000	8000000
4689498.142 - 5103310.874	4873103.38	4873103.38	4873103.38	2608000.00	2608000	2608000
3861872.678 - 4275685.410	4047213.02	4116074.02	3978352.02	6625000.00	7650000	5600000
3034247.213 - 3448059.946	3156838.15	3320000.00	3056000.00	3654000.00	4240000	3056000
2620434.481 - 3034247.213	2765932.80	2997765.12	2643589.01	3147875.00	4525000	1761000
2206621.749 - 2620434.481	2362448.29	2616425.22	2208614.83	2580075.15	5510000	500000
1792809.017 - 2206621.749	1974713.79	2206291.31	1794202.97	2016956.40	4200000	770000
1378996.284 - 1792809.017	1564685.15	1792722.64	1379321.70	1503876.09	2800000	700000
965183.552 - 1378996.284	1086774.02	1377625.24	966114.92	1068405.52	4760000	85000
551370.820 - 965183.552	754196.83	964824.47	551814.01	731417.35	1720000	131000
137558.088 - 551370.820	401626.71	550692.43	140513.12	515174.63	1905000	222000
-276254.644 - 137558.088	32987.89	136658.70	-276254.64	379564.10	830000	185000

Target Variable=Price Data Role=VALIDATE

Range for Predicted	Mean Predicted	Max Predicted	Min Predicted	Mean Target	Max Target	Min Target
4946308.303 - 5218680.798	5218680.80	5218680.80	5218680.80	482500.00	482500	482500
4129190.820 - 4401563.314	4256833.94	4282135.00	4231532.88	4429000.00	5046000	3812000
3312073.337 - 3584445.831	3452647.40	3547710.86	3357583.93	2252500.00	2950000	1555000
3039700.843 - 3312073.337	3149813.37	3295537.06	3046765.77	4256250.00	6500000	1975000
2767328.348 - 3039700.843	2913052.67	3025285.48	2788111.59	3311666.67	5500000	720000
2494955.854 - 2767328.348	2613561.31	2757138.92	2497357.85	2639227.27	4400000	800000
2222583.360 - 2494955.854	2334262.94	2489890.29	2226418.33	2812600.00	6250000	1300000
1950210.865 - 2222583.360	2071790.43	2214085.53	1951729.37	2278336.84	5700000	535000

Target Variable=Price Data Role=VALIDATE

Range for Predicted	Mean Predicted	Max Predicted	Min Predicted	Mean Target	Max Target	Min Target
1677838.371 - 1950210.865	1805988.40	1944276.83	1678308.25	1837021.62	3650000	850000
1405465.876 - 1677838.371	1534784.44	1677428.27	1406351.43	1418863.76	2650000	500000
1133093.382 - 1405465.876	1258329.57	1404712.32	1134268.29	1173010.81	2350000	442500
860720.888 - 1133093.382	1058607.28	1132395.56	861171.65	1051543.59	5500000	145000
588348.393 - 860720.888	726442.65	859466.13	588399.23	709720.04	1260500	260000
315975.899 - 588348.393	471194.07	587390.47	316307.05	545262.50	1000000	275000
43603.405 - 315975.899	206817.95	315372.58	49628.60	456642.16	1155000	200000
-228769.090 - 43603.405	-55698.03	40657.10	-228769.09	378537.04	582000	170000

SAS Enterprise Miner Report

Node=Stepwise Regression Summary

Node id = Reg4
 Node label = Stepwise Regression
 Meta path = Ids => Part => Reg4
 Notes =

Node=Stepwise Regression Properties

Property	Value	Default	Property	Value	Default	Property	Value	Default
Component	Regression		Force	0		PolynomialDegree	2	
AbsConvValue	-1.34078E154	-7.237006E75	GConvTimes	1		PrintDesignMatrix	N	
AbsFTime	1		GConvValue	1E-6		Rule	NONE	
AbsFValue	0		Hierarchy	CLASS		SASSPDS	N	
AbsGTime	1		InputCoding	DEVIATION		SelectionCriterion	DEFAULT	
AbsGValue	0.00001		Interactions			SelectionDefault	Y	
AbsXTime	1		LinkFunction	LOGIT		Sequential	N	
AbsXValue	1E-8		MainEffect	Y		Simple	N	
CIParam	N		MaxCPUTime	1 HOUR		SIEntry	0.05	
ConvDefaults	Y		MaxFunctionCalls	.		SIStay	0.05	
CorB	N		MaxIterations	.		Start	0	
CovB	N		MaxStep	.		StepOutput	N	
Covout	N		MinResourceUse	N		Stop	0	
Details	N		ModelDefaults	Y		SuppressIntercept	N	
Error	LOGISTIC		ModelSelection	STEPWISE	NONE	SuppressOutput	N	
ExcludedVariable	REJECT		OptimizationTechnique	DEFAULT		Terms	N	
FConvTimes	1		Performance	N		TwoFactor	N	
FConvValue	0		Polynomial	N				

Node=Stepwise Regression Variable Summary

Role	Level	Frequency Count	Name
TARGET	INTERVAL	1	Price
INPUT	INTERVAL	9	Bathroom Bedroom2 BuildingArea Car Distance Landsize Propertycount Rooms YearBuilt
INPUT	NOMINAL	6	CouncilArea Method Regionname SellerG Suburb Type

Node=Stepwise Regression Model Fit Statistics

Target=Price Target Label=''

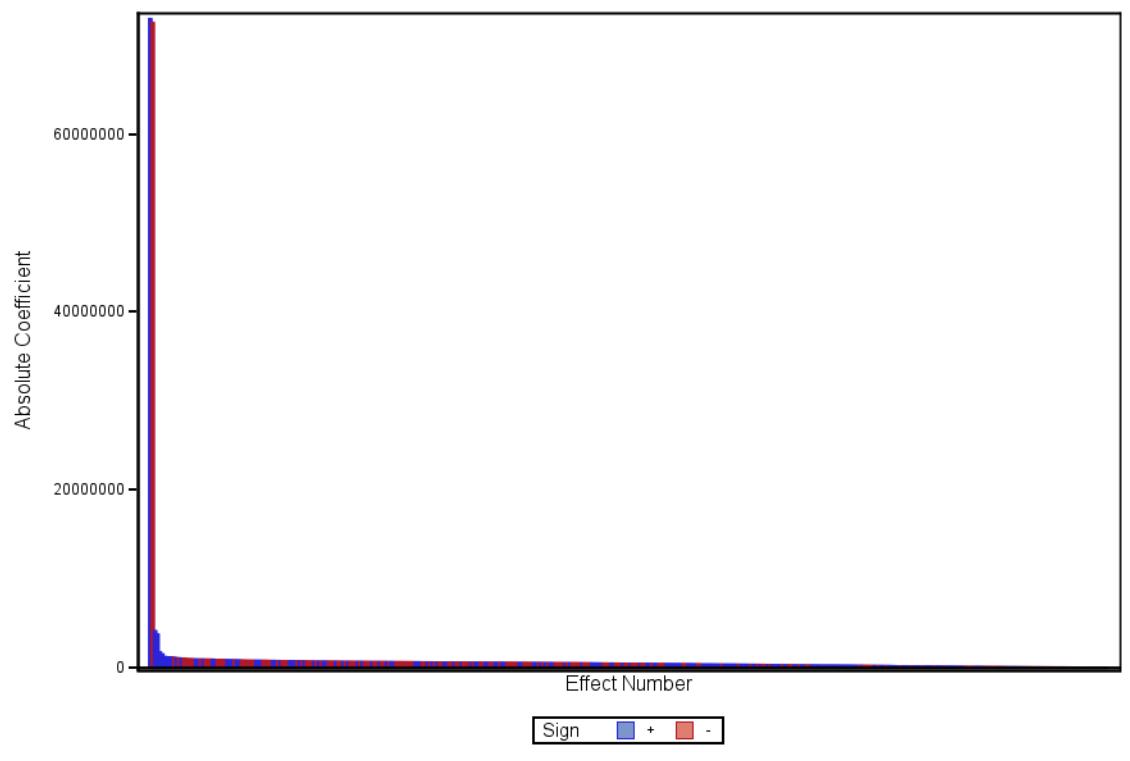
Label of Statistic	Train	Validation	Test
Akaike's Information Criterion	142473.27	.	.
Average Squared Error	212527941365.76	274023170619.44	287322569764.26
Average Error Function	212527941365.76	274023170619.44	287322569764.26
Degrees of Freedom for Error	5035.00	.	.
Model Degrees of Freedom	397.00	.	.
Total Degrees of Freedom	5432.00	.	.

Target=Price Target Label=''

Label of Statistic	Train	Validation	Test
Divisor for ASE	5432.00	4074.00	4074.00
Error Function	1.1544517775E15	1.1163703971E15	1.1705521492E15
Final Prediction Error	246042774621.85	.	.
Maximum Absolute Error	3691033.72	4736180.80	8938421.61
Mean Square Error	229285357993.81	274023170619.44	287322569764.26
Sum of Frequencies	5432.00	4074.00	4074.00
Number of Estimate Weights	397.00	.	.
Root Average Sum of Squares	461007.53	523472.23	536024.78
Root Final Prediction Error	496026.99	.	.
Root Mean Squared Error	478837.51	523472.23	536024.78
Schwarz's Bayesian Criterion	145093.49	.	.
Sum of Squared Errors	1.1544517775E15	1.1163703971E15	1.1705521492E15
Sum of Case Weights Times Freq	5432.00	4074.00	4074.00

SAS Enterprise Miner Report

Node=Stepwise Regression
Regression Model Effects



Effect Number	Variable	Level	Coefficient	T-value	P Value	Effect Number	Variable	Level	Coefficient	T-value	P Value
1	SellerG	KAYE	72909056.52	2.20959	0.02724	200	Suburb	SOUTH_MELBOURNE	428163.57	1.6760	0.09390
2	Suburb	EMERALD	-72474661.66	-2.18769	0.02880	201	SellerG	RT	-428021.21	-1.7530	0.07976
3	SellerG	SOTHEBY_S	4116216.25	9.35782	0.00000	202	SellerG	CASTRAN	-427980.27	-1.0082	0.31346
4	Intercept		3734501.47	7.19704	0.00000	203	SellerG	IPROPERTY	-427884.16	-0.8903	0.37342
5	Suburb	MIDDLE_PARK	1720953.15	5.92157	0.00000	204	Suburb	WINDSOR	425916.73	1.8764	0.06074
6	SellerG	VICPROP	1494133.36	3.08108	0.00209	205	Suburb	DERRIMUT	-424212.73	-1.0841	0.27843
7	SellerG	ABERCROMBY_S	1210199.17	3.89485	0.00010	206	SellerG	TRIWEST	-423841.94	-0.9891	0.32275
8	Suburb	MALVERN	1161760.48	5.75530	0.00000	207	Suburb	CARRUM_DOWNS	422052.67	1.0927	0.27465
9	Suburb	LANGWARRIN	1158452.29	2.15259	0.03147	208	Suburb	SOUTH_YARRA	417407.14	1.7917	0.07333
10	Suburb	BRIGHTON	1153655.33	7.03795	0.00000	209	SellerG	J	-415634.81	-1.3326	0.18279
11	SellerG	HALL	-1112263.21	-2.65971	0.00788	210	Suburb	WILLIAMSTOWN_NOR	413530.72	1.7120	0.08705

SAS Enterprise Miner Report
Node=Stepwise Regression
Regression Model Effects

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Effect Number	Variable	Level	Coefficient	T-value	P Value	Effect Number	Variable	Level	Coefficient	T-value	P Value
12	Suburb	BEAUMARIS	1062215.27	3.74312	0.00019	211	Suburb	GLEN_HUNTLY	411202.15	1.4114	0.15827
13	SellerG	MORLEYS	-1047768.13	-2.47274	0.01349	212	Suburb	POINT_COOK	-408932.91	-1.6107	0.10740
14	Suburb	CANTERBURY	1022982.33	4.67747	0.00000	213	SellerG	MARSHALL	-405919.57	-1.7006	0.08916
15	SellerG	RODNEY	-1020139.95	-3.14961	0.00166	214	SellerG	MILES	-405490.15	-1.6183	0.10575
16	SellerG	PEAKE	-968654.25	-2.08219	0.03745	215	Suburb	IVANHOE	398524.11	2.0506	0.04043
17	SellerG	DOMAIN	-954246.87	-2.28490	0.02242	216	Suburb	MOORABBIN	397696.02	2.1555	0.03124
18	SellerG	DINGLE	-946661.43	-3.02171	0.00254	217	Suburb	CHADSTONE	395404.72	2.0951	0.03629
19	SellerG	CAYZER	-931715.44	-3.31590	0.00093	218	Suburb	CAULFIELD_NORTH	391942.01	1.9195	0.05505
20	Suburb	ALBERT_PARK	914863.18	3.70934	0.00021	219	Suburb	BENTLEIGH_EAST	391621.22	2.6026	0.00932
21	Suburb	HAMPTON	914137.59	5.78963	0.00000	220	Suburb	ABERFELDIE	391108.50	2.0461	0.04087
22	SellerG	CENTURY	-913966.38	-2.09189	0.03657	221	Suburb	DIAMOND_CREEK	389262.38	1.1826	0.23711
23	Suburb	BLACK_ROCK	911213.36	3.10083	0.00196	222	SellerG	O_DONOGHUES	-387515.42	-1.1296	0.25877
24	SellerG	TIM	-904249.11	-2.12500	0.03370	223	SellerG	OBRIEN	-385728.44	-1.0638	0.28755
25	SellerG	HARRINGTON	-901821.99	-3.20195	0.00139	224	Suburb	BALACLAVA	385680.65	1.4118	0.15816
26	SellerG	PROWSE	-900793.66	-2.12702	0.03354	225	Suburb	SCORESBY	374737.24	0.9727	0.33080
27	Suburb	RINGWOOD	897633.61	1.70267	0.08878	226	Suburb	BLACKBURN	371818.27	1.6822	0.09268
28	Suburb	GARDENVALE	879919.63	2.33297	0.01974	227	Suburb	KEW_EAST	371291.33	1.7537	0.07962
29	SellerG	CHRISTOPHER	-873116.36	-2.05900	0.03962	228	SellerG	NICK	-366261.03	-1.3146	0.18880
30	SellerG	SCOTT	-870719.91	-2.04488	0.04099	229	SellerG	GRANTHAM	-365427.44	-0.8717	0.38347
31	SellerG	O_BRIEN	-866736.50	-2.67971	0.00743	230	Suburb	VERMONT_SOUTH	352150.42	1.2488	0.21190
32	SellerG	NICHOLSON	-851854.82	-2.88462	0.00396	231	Suburb	FAIRFIELD	351705.86	1.5711	0.11632
33	Suburb	SANDRINGHAM	837331.05	3.47174	0.00053	232	Suburb	MONTMORENCY	350936.28	0.9193	0.35806
34	Suburb	EDITHVALE	830921.72	2.48019	0.01321	233	Suburb	ESSENDON	350828.90	1.9140	0.05576
35	Suburb	GISBORNE	828461.63	1.49920	0.13397	234	Suburb	ALTONA	347700.37	1.7823	0.07484
36	SellerG	SWEENEY_ADVAN	-824777.93	-1.90503	0.05691	235	Suburb	KEYSBOROUGH	343709.37	1.0535	0.29224
37	Suburb	CARRUM	817399.60	2.19384	0.02836	236	Suburb	SUNBURY	343283.23	1.0487	0.29445
38	Suburb	CLAYTON	808348.17	2.84445	0.00449	237	Suburb	THE_BASIN	340995.18	0.8298	0.40677
39	SellerG	WOOD	-796428.24	-1.90810	0.05652	238	SellerG	OAK	-340368.95	-0.7639	0.44503
40	SellerG	S_L	-792026.03	-2.20997	0.02722	239	Suburb	BURWOOD	339268.05	1.9836	0.04743
41	SellerG	MELBOURNE	-782039.79	-2.30030	0.02153	240	Suburb	MELBOURNE	339066.22	1.2812	0.20025
42	SellerG	RAINE_HORNE	-776983.76	-2.25036	0.02453	241	Suburb	VERMONT	336235.78	1.1888	0.23466
43	SellerG	RE	-776815.57	-2.26559	0.02358	242	Suburb	ST_ALBANS	336076.04	1.2965	0.19493
44	SellerG	JMRE	-772545.88	-2.19701	0.02813	243	Suburb	NORTH_MELBOURNE	335452.06	1.3120	0.18968
45	Suburb	BOX_HILL	771865.48	4.17094	0.00003	244	Suburb	BERWICK	331608.61	0.8386	0.40179
46	Suburb	GLEN_IRIS	768869.00	4.35584	0.00001	245	Suburb	KEALBA	-327784.73	-1.1458	0.25202
47	Suburb	PARKVILLE	765058.15	2.25110	0.02448	246	SellerG	WEAST	326785.52	0.7779	0.43669
48	SellerG	PRIDE	-764936.80	-2.42964	0.01520	247	Suburb	THORNBY	322400.22	1.6212	0.10513
49	SellerG	THOMSON	-764625.99	-2.76086	0.00582	248	SellerG	ASH	321271.84	0.6326	0.52705
50	SellerG	GUNN_CO	-751382.30	-2.15641	0.03117	249	Suburb	RICHMOND	320511.41	1.3574	0.17480
51	SellerG	MADDISON	-751052.37	-1.72876	0.08400	250	Suburb	GLADSTONE_PARK	-315618.33	-1.0034	0.31578
52	Suburb	CARLTON_NORTH	749221.02	2.88690	0.00393	251	Suburb	EAST_MELBOURNE	313729.90	0.9613	0.33652
53	Suburb	BALWYN	743841.12	4.00251	0.00006	252	Suburb	FITZROY_NORTH	313722.90	1.3317	0.18310
54	SellerG	U	-741031.52	-1.61611	0.10622	253	SellerG	WILLIAM	-311760.21	-0.7236	0.46942
55	Suburb	TOORAK	737502.51	3.22843	0.00126	254	Suburb	SANDHURST	311124.12	0.6508	0.51528
56	SellerG	GL	-734550.19	-1.74089	0.08185	255	Suburb	SOUTH_MORANG	-305744.49	-1.1793	0.23841
57	SellerG	LITTLE	-734371.28	-2.85505	0.00435	256	SellerG	BUXTON_FIND	-304739.58	-0.7060	0.48029
58	SellerG	PURPLEBRICKS	-731776.60	-2.61583	0.00897	257	Suburb	BRUNSWICK_EAST	291241.37	1.2956	0.19526
59	Suburb	MENTONE	728186.03	2.97312	0.00298	258	Suburb	BURNSIDE_HEIGHTS	-289107.65	-1.0359	0.30038
60	Suburb	RIDDELLS_CREEK	726701.82	1.17547	0.23994	259	Suburb	SEA HOLME	279729.67	0.7341	0.46299

SAS Enterprise Miner Report
Node=Stepwise Regression
Regression Model Effects

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Effect Number	Variable	Level	Coefficient	T-value	P Value	Effect Number	Variable	Level	Coefficient	T-value	P Value
61	Suburb	NOTTING_HILL	725709.96	1.95796	0.05037	260	Suburb	DONCASTER	278134.74	1.6536	0.09836
62	SellerG	BELLER	-725061.66	-2.45593	0.01413	261	Suburb	MONTROSE	276992.32	0.6469	0.51778
63	Suburb	BRIGHTON_EAST	724893.21	4.28757	0.00002	262	Suburb	STRATHMORE	271610.21	1.3856	0.16602
64	SellerG	DIXON	-714719.36	-1.67840	0.09342	263	Suburb	TAYLORS_LAKES	-271565.48	-1.1229	0.26162
65	Suburb	HAWTHORN_EAST	714497.53	3.56339	0.00037	264	Suburb	BORONIA	268666.03	0.9333	0.35078
66	SellerG	ICONEK	-700149.24	-1.83868	0.06611	265	Suburb	TRAVANCORE	267841.36	0.8499	0.39548
67	SellerG	PETER	-694607.18	-2.55950	0.01055	266	SellerG	KAY	-265223.93	-1.0725	0.28363
68	SellerG	R_H	-688941.51	-1.98296	0.04750	267	SellerG	ISELL	-260900.89	-0.8898	0.37365
69	Suburb	MONT_ALBERT	687042.23	3.59588	0.00033	268	Suburb	MULGRAVE	258055.70	1.0381	0.29934
70	SellerG	ONE	-680294.18	-1.53278	0.12548	269	Suburb	BRUNSWICK	254822.35	1.2244	0.22094
71	Suburb	CLIFTON_HILL	679722.55	2.44119	0.01472	270	Suburb	DELAHEY	-254578.33	-0.6695	0.50328
72	SellerG	HUNTER	-677068.34	-1.60726	0.10815	271	Suburb	MOOROOLBARK	252604.57	0.6149	0.53871
73	Suburb	HAWTHORN	676791.12	3.16919	0.00155	272	Suburb	BRIAR_HILL	252587.91	0.9112	0.36228
74	Suburb	ARMADALE	676081.94	3.17800	0.00150	273	SellerG	CAINE	-249056.94	-0.7832	0.43358
75	SellerG	BURNHAM	-669523.53	-2.44635	0.01451	274	SellerG	GARDINER	-248821.06	-0.6700	0.50292
76	SellerG	NOEL	-669397.49	-2.74785	0.00605	275	Suburb	OAK_PARK	245295.61	1.3407	0.18017
77	SellerG	C21	-668472.24	-2.44793	0.01445	276	Suburb	MOONEE_PONDS	239707.85	1.2291	0.21917
78	Suburb	HIGHETT	662872.00	2.66972	0.00765	277	Suburb	HEIDELBERG	239161.43	1.2198	0.22269
79	SellerG	CHISHOLM	-660801.49	-2.50947	0.01217	278	Suburb	CARLTON	236126.63	0.8727	0.38291
80	SellerG	MORRISON	-656066.20	-2.37606	0.01759	279	Suburb	SEDDON	235537.29	1.0358	0.30040
81	Suburb	DOVETON	653262.85	1.75367	0.07963	280	Suburb	SOUTHBANK	233475.74	0.8241	0.40999
82	SellerG	AQUIRE	-651555.75	-1.35855	0.17444	281	Suburb	KENSINGTON	233398.54	1.0077	0.31371
83	Suburb	MALVERN_EAST	651389.96	3.86886	0.00011	282	Suburb	ALBION	233065.16	1.1780	0.23892
84	SellerG	GARY	-650291.31	-2.66057	0.00786	283	Suburb	CREMORNE	232220.09	0.8667	0.38619
85	SellerG	PHILIP	-645912.01	-2.38401	0.01721	284	Suburb	GLEN_WAVERLEY	231147.89	0.8028	0.42219
86	SellerG	MANDY	-643992.80	-1.78904	0.07375	285	Suburb	NIDDRIE	229241.19	1.2837	0.19939
87	Suburb	CAMBERWELL	642707.65	3.43327	0.00061	286	Suburb	ABBOTSFORD	228390.86	0.9206	0.35735
88	SellerG	DOUGLAS	-642636.84	-2.50591	0.01229	287	Suburb	COLLINGWOOD	225572.50	0.8568	0.39167
89	Suburb	CHEL滕HAM	638554.92	2.49648	0.01262	288	Suburb	OAKLEIGH_SOUTH	224285.10	1.1747	0.24024
90	SellerG	HOSKINS	-636351.31	-1.44213	0.14942	289	Suburb	CROYDON	223551.80	0.9697	0.33233
91	SellerG	MCGRATH	-636348.99	-2.58847	0.00971	290	Type	H	222054.64	14.7281	0.00000
92	SellerG	JAS	-631634.91	-2.55584	0.01066	291	Suburb	NUNAWADING	217245.64	0.9878	0.32338
93	Suburb	SURREY_HILLS	631340.78	3.76041	0.00017	292	Suburb	RINGWOOD_NORTH	214972.15	0.5679	0.57016
94	SellerG	FRANK	-630965.28	-2.21173	0.02709	293	Suburb	KINGSBURY	211260.13	0.6706	0.50255
95	SellerG	BUXTON	-630710.40	-2.62770	0.00866	294	Suburb	AIRPORT_WEST	210460.70	1.1003	0.27133
96	Suburb	MORDIALLOC	629004.17	2.33419	0.01968	295	SellerG	FIRST	-207982.23	-0.4902	0.62401
97	SellerG	HODGES	-627398.69	-2.49991	0.01250	296	Suburb	KURUNJANG	207645.43	0.5278	0.59770
98	SellerG	ALEXKARBON	-626196.86	-2.39337	0.01678	297	Suburb	HILLSIDE	-201621.76	-0.9815	0.32644
99	Suburb	BALWYN_NORTH	625105.67	3.59904	0.00033	298	Suburb	BROADMEADOWS	-198167.13	-0.8000	0.42378
100	SellerG	MICM	-620929.29	-2.26047	0.02390	299	Suburb	SUNSHINE_WEST	-194471.09	-1.1828	0.23702
101	Suburb	ENDEAVOUR_HILLS	619696.25	1.30689	0.19139	300	Suburb	GREENVALE	-194294.14	-0.8117	0.41703
102	Suburb	ORMOND	619029.74	3.72429	0.00020	301	Suburb	FERNTREE_GULLY	193311.31	0.6831	0.49459
103	SellerG	RAY	-617011.95	-2.59655	0.00948	302	Suburb	WANTIRNA_SOUTH	191141.98	0.6827	0.49489
104	SellerG	BULLEN	-616124.62	-1.47437	0.14053	303	Suburb	WERRIBEE	-188555.10	-1.0720	0.28384
105	SellerG	VEITCH	-615094.89	-1.34209	0.17971	304	Suburb	BAYSWATER	186497.39	0.6817	0.49553
106	SellerG	WILLIAMS	-613983.71	-2.42859	0.01524	305	Bathroom		183478.90	12.4321	0.00000
107	SellerG	SWEENEY	-612545.58	-2.49228	0.01277	306	Suburb	TAYLORS_HILL	-181763.82	-0.7368	0.46136
108	SellerG	KEN	-609854.67	-1.43728	0.15079	307	Suburb	ALPHINGTON	179741.87	0.6945	0.48746
109	SellerG	MASON	-609539.54	-1.86254	0.06267	308	Suburb	FLEMINGTON	172978.14	0.7370	0.46119

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Effect Number	Variable	Level	Coefficient	T-value	P Value	Effect Number	Variable	Level	Coefficient	T-value	P Value
110	SellerG	ANDERSON	-608633.46	-1.40199	0.16107	309	Suburb	ASCOT_VALE	168511.89	0.8043	0.42132
111	Suburb	FRANKSTON	604659.05	1.36133	0.17356	310	Suburb	DINGLEY_VILLAGE	158048.09	0.5275	0.59790
112	Suburb	BLACKBURN_SOUTH	600871.27	1.61734	0.10596	311	Suburb	WHEELERS_HILL	156506.49	0.6443	0.51944
113	Suburb	HAMPTON_EAST	600439.38	2.87215	0.00412	312	Suburb	TARNEIT	-156285.63	-0.4128	0.67977
114	SellerG	RAINE	-598299.00	-2.36346	0.01820	313	Suburb	TEMPLESTOWE_LOWE	151221.50	0.8631	0.38818
115	SellerG	WOODARDS	-596749.53	-2.47387	0.01345	314	Suburb	BROOKLYN	144516.09	0.4673	0.64035
116	Suburb	OAKLEIGH_EAST	595703.36	1.60069	0.10960	315	Suburb	WEST_MELBOURNE	142231.43	0.4802	0.63111
117	SellerG	HOCKINGSTUART	-594777.71	-2.51908	0.01184	316	Suburb	ESSENDON_NORTH	140891.24	0.5853	0.55840
118	Suburb	KEW	593559.38	2.87042	0.00414	317	Suburb	SUNSHINE_NORTH	-140053.83	-0.7740	0.43904
119	SellerG	LJ	-591123.62	-1.96483	0.04957	318	Rooms		137128.51	11.2088	0.00000
120	Suburb	DONCASTER_EAST	585790.81	2.84059	0.00455	319	Suburb	BRUNSWICK_WEST	135249.48	0.6554	0.51227
121	SellerG	STOCKDALE	-584758.16	-2.34008	0.01937	320	Suburb	DONVALE	134674.89	0.4825	0.62948
122	SellerG	YPA	-583851.37	-2.32189	0.02034	321	Suburb	KEILOR_DOWNS	-133859.55	-0.4743	0.63534
123	Suburb	PARKDALE	580850.09	2.45796	0.01405	322	Suburb	FOOTSCRAY	132937.90	0.6426	0.52054
124	Suburb	MURRUMBEENA	577621.05	2.92810	0.00345	323	Suburb	KINGSVILLE	131147.54	0.6087	0.54277
125	SellerG	BIGGIN	-576282.88	-2.39013	0.01693	324	SellerG	LINDELLAS	128445.05	0.4284	0.66839
126	SellerG	CHAMBERS	-573469.35	-1.93634	0.05296	325	SellerG	WALSH	124902.76	0.2987	0.76520
127	Suburb	ASHBURTON	572950.51	3.13376	0.00175	326	SellerG	PRDNATIONWIDE	-122128.54	-0.2524	0.80076
128	SellerG	AUSTRALIAN	-572732.16	-1.36894	0.17117	327	Suburb	ROWVILLE	121014.53	0.4681	0.63975
129	SellerG	RENDINA	-568355.98	-2.18305	0.02914	328	Suburb	WATSONIA	119358.70	0.6973	0.48570
130	Suburb	IVANHOE_EAST	568224.75	2.30506	0.02126	329	Suburb	COBURG	117771.17	0.6303	0.52860
131	SellerG	NELSON	-565966.65	-2.38150	0.01733	330	Suburb	KEILOR_PARK	-116804.05	-0.6194	0.53575
132	SellerG	VILLAGE	-565682.34	-2.25891	0.02399	331	Suburb	PRESTON	111943.84	0.6409	0.52163
133	SellerG	BUCKINGHAM	-564892.75	-2.37357	0.01771	332	Suburb	CROYDON_NORTH	108052.82	0.3495	0.72674
134	Suburb	ELWOOD	563544.80	2.90300	0.00374	333	Suburb	RESERVOIR	106537.73	0.6894	0.49063
135	SellerG	BARLOW	-562589.37	-1.89158	0.05869	334	Suburb	BULLEEN	103385.65	0.5944	0.55234
136	Suburb	MOUNT_WAVERLEY	557621.97	2.76382	0.00576	335	Suburb	SOUTH_KINGSVILLE	100292.74	0.4307	0.66674
137	Suburb	ELSTERNWICK	556008.41	2.83523	0.00462	336	Suburb	HADFIELD	-99532.79	-0.5625	0.57381
138	SellerG	MOONEE	-555598.84	-1.79570	0.07269	337	Suburb	CAULFIELD	98691.90	0.3121	0.75498
139	SellerG	WALSHE	-554773.64	-2.00655	0.04493	338	Suburb	DOOREEN	93405.67	0.2255	0.82165
140	Suburb	EAGLEMONT	551683.19	2.56308	0.01044	339	Suburb	AVONDALE_HEIGHTS	-82939.13	-0.4036	0.68657
141	Suburb	WHITTLESEA	550414.39	1.14453	0.25254	340	Suburb	HEIDELBERG_WEST	-82873.27	-0.4070	0.68403
142	SellerG	VIC	-550223.21	-1.29444	0.19566	341	Suburb	VIEWBANK	-82842.73	-0.4244	0.67132
143	SellerG	_REALTY	-547028.53	-1.27146	0.20371	342	Suburb	TULLAMARINE	-82444.77	-0.2227	0.82379
144	Suburb	WILLIAMSTOWN	547022.54	2.80376	0.00510	343	Suburb	ROSANNA	82362.39	0.4489	0.65357
145	Suburb	HEATHMONT	544785.02	1.94574	0.05182	344	Suburb	CROYDON_HILLS	80173.43	0.2054	0.83730
146	SellerG	EVIEW	-543355.24	-2.03232	0.04225	345	Suburb	ALTONA_MEADOWS	79882.53	0.2166	0.82856
147	Suburb	BENTLEIGH	542888.80	3.41610	0.00065	346	Suburb	COBURG_NORTH	-78290.02	-0.4108	0.68129
148	Suburb	CARNEGIE	540230.28	3.32592	0.00090	347	Suburb	DANDENONG_NORTH	-74867.53	-0.1886	0.85044
149	SellerG	BRAD	-539731.78	-2.23461	0.02555	348	Suburb	SUNSHINE	73791.42	0.4323	0.66556
150	SellerG	GREG	-539692.27	-2.21155	0.02711	349	Suburb	HEIDELBERG_HEIGH	-69480.74	-0.3741	0.70840
151	SellerG	DARREN	-538353.90	-1.66620	0.09583	350	Suburb	STRATHMORE_HEIGH	-67548.17	-0.2397	0.81062
152	SellerG	GALDON	-537790.97	-1.24277	0.21409	351	Suburb	GOWANBRAE	-67437.35	-0.3393	0.73439
153	SellerG	BARRY	-528029.66	-2.22807	0.02598	352	Suburb	BRAYBROOK	-65932.75	-0.3657	0.71459
154	Suburb	TEMPLESTOWE	527379.21	2.18132	0.02927	353	Method	S	65459.99	3.1745	0.00152
155	Suburb	BLACKBURN_NORTH	526698.34	1.00607	0.31450	354	SellerG	JASON	-64101.20	-0.1742	0.86175
156	SellerG	EDWARD	-526240.45	-1.78769	0.07397	355	Suburb	MILL_PARK	58957.06	0.3248	0.74533
157	SellerG	PAUL	-524240.17	-1.52595	0.12717	356	Suburb	THOMASTOWN	-56189.30	-0.2244	0.82251
158	SellerG	W_B_	-523077.34	-1.48713	0.13713	357	Suburb	NEWPORT	52816.77	0.2774	0.78148

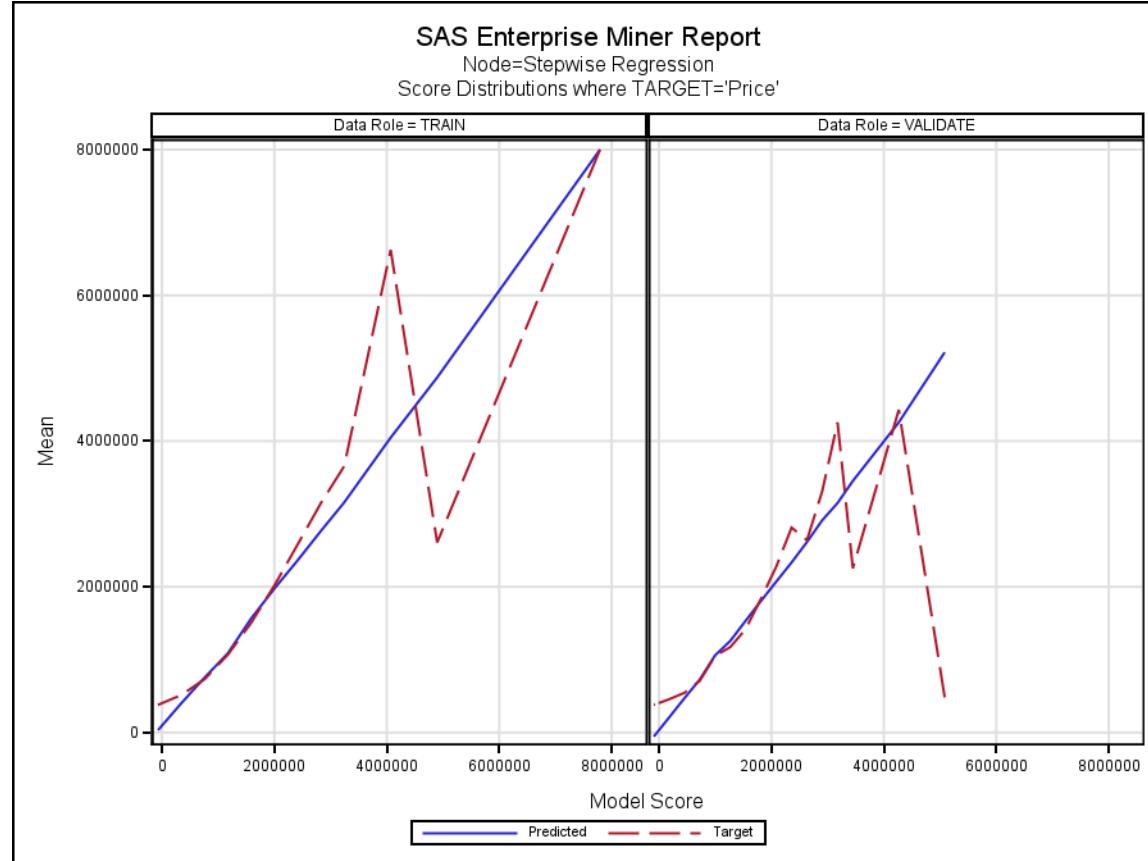
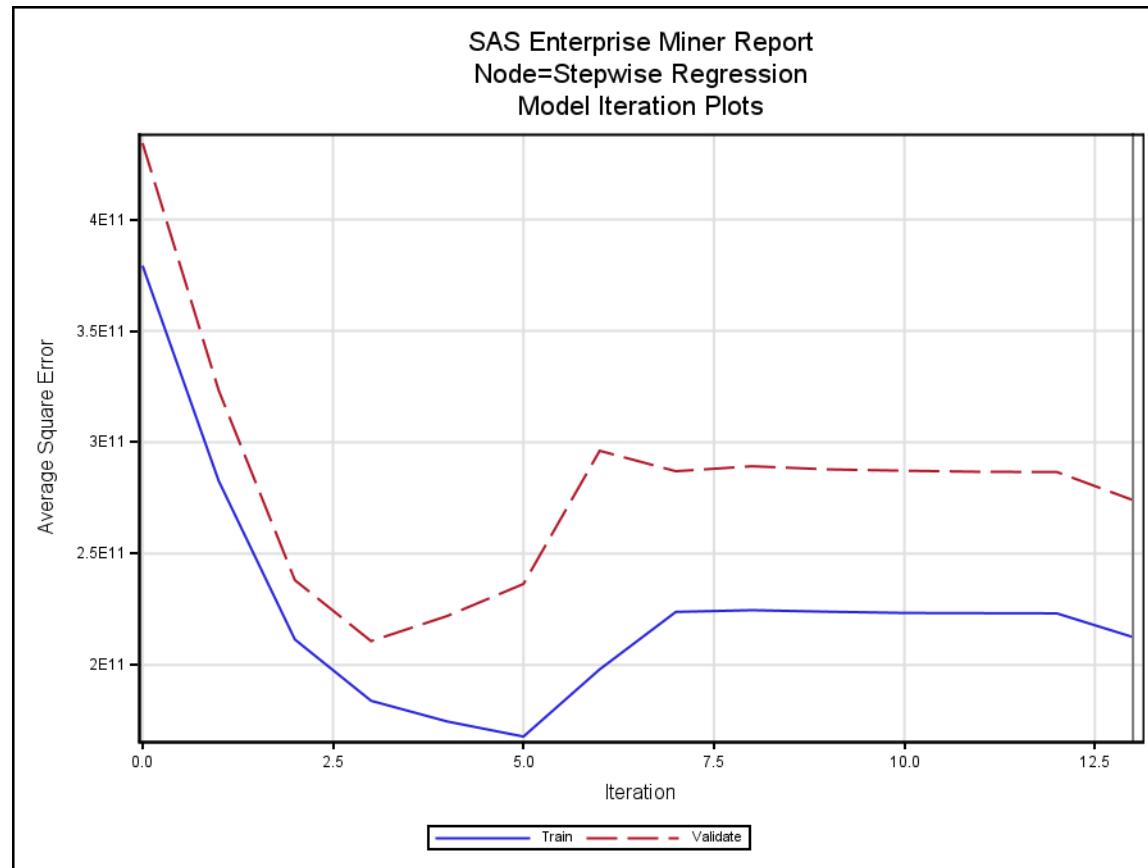
SAS Enterprise Miner Report
Node=Stepwise Regression
Regression Model Effects

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Effect Number	Variable	Level	Coefficient	T-value	P Value	Effect Number	Variable	Level	Coefficient	T-value	P Value
159	SellerG	HAR	-519273.84	-1.91122	0.05611	358	Suburb	ESSENDON_WEST	51919.14	0.2392	0.81096
160	Suburb	RINGWOOD_EAST	518030.93	2.25970	0.02394	359	Car		51805.73	5.6192	0.00000
161	Suburb	MITCHAM	517486.82	1.83264	0.06700	360	Suburb	EPPING	-51283.10	-0.2302	0.81797
162	SellerG	PROPERTY	-514671.53	-1.23017	0.21877	361	Suburb	SEABROOK	48650.44	0.1176	0.90639
163	Suburb	PORT_MELBOURNE	513500.52	2.24078	0.02515	362	Suburb	WESTMEADOWS	-46452.32	-0.1656	0.86845
164	SellerG	RELIANCE	-507735.08	-1.51498	0.12993	363	Suburb	MAIDSTONE	46340.72	0.2169	0.82827
165	Suburb	ST_KILDA	507672.64	2.45907	0.01401	364	Suburb	ROXBURGH_PARK	-42225.83	-0.1086	0.91352
166	Suburb	CAROLINE_SPRINGS	-505995.60	-1.77682	0.07574	365	Suburb	MARIBYRNONG	41938.20	0.2119	0.83219
167	Suburb	FOREST_HILL	504153.16	2.08532	0.03716	366	Method	PI	-39309.61	-1.5512	0.12100
168	Suburb	ASPENDALE	498217.96	1.68150	0.09282	367	Suburb	MERNDA	-36015.23	-0.1102	0.91226
169	SellerG	PAGAN	-494930.75	-1.44764	0.14787	368	Suburb	CRAIGIEBURN	-35358.33	-0.1779	0.85882
170	SellerG	JELLIS	-494192.37	-2.08155	0.03751	369	Suburb	PASCOE_VALE	34137.11	0.1952	0.84527
171	SellerG	HARCOURTS	-493136.73	-1.99762	0.04589	370	Suburb	SPOTSWOOD	32700.98	0.1519	0.87927
172	SellerG	WIN	-492646.86	-1.12205	0.26197	371	Distance		-30530.06	-2.0312	0.04236
173	Suburb	SEAFORD	490386.44	1.25641	0.20911	372	Suburb	BELLFIELD	-30177.96	-0.1182	0.90594
174	SellerG	BAYSIDE	-490189.55	-1.16617	0.24368	373	Suburb	FAWKNER	-30152.08	-0.1850	0.85325
175	Suburb	BURNLEY	490107.40	1.47220	0.14112	374	Suburb	GREENSBOROUGH	-26352.32	-0.1051	0.91628
176	SellerG	RED	-490071.64	-1.17326	0.24083	375	Suburb	HOPPERS_CROSSING	25468.75	0.1104	0.91214
177	SellerG	TRIMSON	-488877.53	-1.42460	0.15442	376	Type	T	-23681.94	-1.3031	0.19270
178	SellerG	LOVE	-488613.99	-1.96385	0.04968	377	Method	SA	-23521.85	-0.3317	0.74016
179	SellerG	HOMES	-485013.96	-1.14696	0.25153	378	Suburb	MELTON	22574.84	0.0592	0.95283
180	Suburb	CAULFIELD_SOUTH	482547.70	2.58792	0.00972	379	Suburb	LALOR	22336.25	0.1133	0.90981
181	SellerG	MCDONALD	-481110.99	-1.77206	0.07653	380	Suburb	ALBANVALE	-20634.62	-0.0549	0.95620
182	SellerG	WILSON	-479548.84	-1.73094	0.08361	381	Suburb	HUNTINGDALE	19805.44	0.0533	0.95752
183	SellerG	BELLS	-479382.34	-1.77225	0.07650	382	Suburb	ELTHAM_NORTH	-17217.00	-0.0578	0.95391
184	Suburb	PRAHRAN	474561.97	2.13461	0.03291	383	Suburb	BUNDOORA	-13323.39	-0.0717	0.94287
185	Suburb	FITZROY	470449.50	1.80184	0.07172	384	Suburb	WOLLERT	11660.30	0.0330	0.97370
186	Suburb	HUGHESDALE	469228.47	2.51591	0.01195	385	Method	SP	10933.16	0.4350	0.66363
187	Suburb	ASHWOOD	467946.87	2.65697	0.00795	386	Suburb	MEADOW_HEIGHTS	-10686.19	-0.0505	0.95973
188	Suburb	OAKLEIGH	464244.17	2.48306	0.01310	387	Suburb	WYNDHAM_VALE	-9301.80	-0.0226	0.98199
189	SellerG	FN	-460874.50	-1.46074	0.14424	388	Suburb	GLENROY	9244.72	0.0594	0.95262
190	SellerG	CONSIDINE	-459310.42	-1.29093	0.19687	389	Suburb	ELTHAM	8481.15	0.0361	0.97117
191	SellerG	WHITING	-457280.29	-1.46276	0.14368	390	Suburb	ALTONA_NORTH	5392.53	0.0286	0.97717
192	Suburb	BURWOOD_EAST	456369.05	2.07302	0.03829	391	Suburb	WEST_FOOTSCRAY	3092.76	0.0160	0.98723
193	Suburb	BONBEACH	455226.74	1.10742	0.26824	392	YearBuilt		-1627.30	-6.8310	0.00000
194	SellerG	FLETCHERS	-451988.45	-1.88984	0.05892	393	Suburb	KEILOR_EAST	-1420.68	-0.0086	0.99311
195	SellerG	HAUGHTON	-451265.76	-1.41766	0.15644	394	Suburb	JACANA	1305.42	0.0068	0.99454
196	SellerG	REED	-447381.06	-1.05570	0.29123	395	BuildingArea		868.76	9.3699	0.00000
197	Suburb	NORTHCOTE	447162.19	2.15880	0.03098	396	Suburb	CAIRNLEA	-793.17	-0.0021	0.99833
198	SellerG	RW	-445347.38	-1.69870	0.08953	397	Landsize		18.41	2.1037	0.03552
199	SellerG	COLLINS	-439537.11	-1.69895	0.08948

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Model Iteration Plots

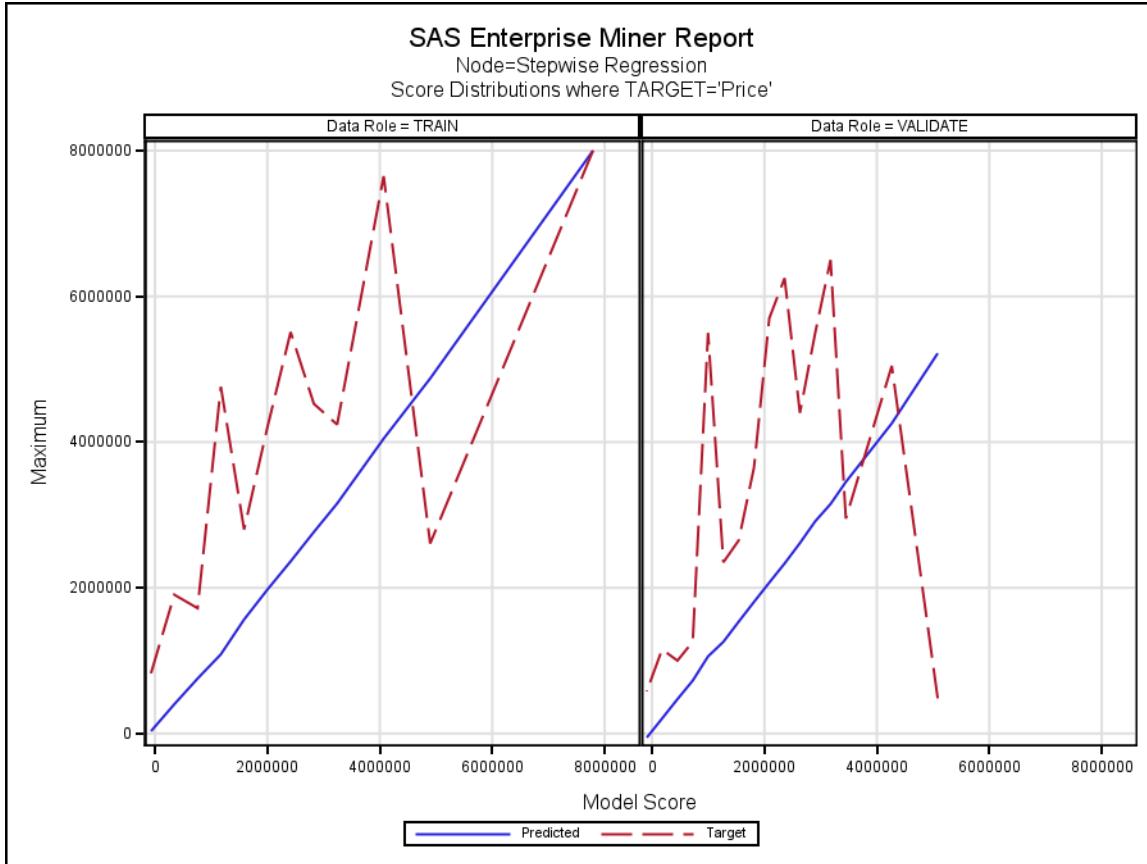
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SAS Enterprise Miner Report

Node=Stepwise Regression

Score Distributions where TARGET='Price'



Node=Stepwise Regression

Score Distributions

Target Variable=Price Data Role=TRAIN

Range for Predicted	Mean Predicted	Max Predicted	Min Predicted	Mean Target	Max Target	Min Target
7586187.268 - 8000000.000	8000000.00	8000000.00	8000000.00	8000000.00	8000000	8000000
4689498.142 - 5103310.874	4873103.38	4873103.38	4873103.38	2608000.00	2608000	2608000
3861872.678 - 4275685.410	4047213.02	4116074.02	3978352.02	6625000.00	7650000	5600000
3034247.213 - 3448059.946	3156838.15	3320000.00	3056000.00	3654000.00	4240000	3056000
2620434.481 - 3034247.213	2765932.80	2997765.12	2643589.01	3147875.00	4525000	1761000
2206621.749 - 2620434.481	2362448.29	2616425.22	2208614.83	2580075.15	5510000	500000
1792809.017 - 2206621.749	1974713.79	2206291.31	1794202.97	2016956.40	4200000	770000
1378996.284 - 1792809.017	1564685.15	1792722.64	1379321.70	1503876.09	2800000	700000
965183.552 - 1378996.284	1086774.02	1377625.24	966114.92	1068405.52	4760000	85000
551370.820 - 965183.552	754196.83	964824.47	551814.01	731417.35	1720000	131000
137558.088 - 551370.820	401626.71	550692.43	140513.12	515174.63	1905000	222000
-276254.644 - 137558.088	32987.89	136658.70	-276254.64	379564.10	830000	185000

Target Variable=Price Data Role=VALIDATE

Range for Predicted	Mean Predicted	Max Predicted	Min Predicted	Mean Target	Max Target	Min Target
4946308.303 - 5218680.798	5218680.80	5218680.80	5218680.80	482500.00	482500	482500
4129190.820 - 4401563.314	4256833.94	4282135.00	4231532.88	4429000.00	5046000	3812000
3312073.337 - 3584445.831	3452647.40	3547710.86	3357583.93	2252500.00	2950000	1555000
3039700.843 - 3312073.337	3149813.37	3295537.06	3046765.77	4256250.00	6500000	1975000
2767328.348 - 3039700.843	2913052.67	3025285.48	2788111.59	3311666.67	5500000	720000
2494955.854 - 2767328.348	2613561.31	2757138.92	2497357.85	2639227.27	4400000	800000
2222583.360 - 2494955.854	2334262.94	2489890.29	2226418.33	2812600.00	6250000	1300000
1950210.865 - 2222583.360	2071790.43	2214085.53	1951729.37	2278336.84	5700000	535000

Target Variable=Price Data Role=VALIDATE

Range for Predicted	Mean Predicted	Max Predicted	Min Predicted	Mean Target	Max Target	Min Target
1677838.371 - 1950210.865	1805988.40	1944276.83	1678308.25	1837021.62	3650000	850000
1405465.876 - 1677838.371	1534784.44	1677428.27	1406351.43	1418863.76	2650000	500000
1133093.382 - 1405465.876	1258329.57	1404712.32	1134268.29	1173010.81	2350000	442500
860720.888 - 1133093.382	1058607.28	1132395.56	861171.65	1051543.59	5500000	145000
588348.393 - 860720.888	726442.65	859466.13	588399.23	709720.04	1260500	260000
315975.899 - 588348.393	471194.07	587390.47	316307.05	545262.50	1000000	275000
43603.405 - 315975.899	206817.95	315372.58	49628.60	456642.16	1155000	200000
-228769.090 - 43603.405	-55698.03	40657.10	-228769.09	378537.04	582000	170000

SAS Enterprise Miner Report

Node=RegTree B2D6 Summary

Node id = Tree
 Node label = RegTree B2D6
 Meta path = Ids => Part => Tree
 Notes =

Node=RegTree B2D6 Properties

Property	Value	Default	Property	Value	Default	Property	Value	Default
Component	DecisionTree		Kass	Y		Pred	N	
AVG	Y		KassApply	BEFORE		Predict	Y	
AssessMeasure	PROFIT/LOSS		LeafSize	5		ProfitLoss	NONE	
AssessPercentage	0.25		Leafid	Y		RASE	N	
CV	N		Maxbranch	2		SampleMethod	RANDOM	
CVNIter	10		Maxdepth	6		SampleSeed	12345	
CVRepeat	1		MinCatSize	5		SampleSize	10000	
CVSeed	12345		MissingValue	USEINSEARCH		ShowNodeld	Y	
ClassColorBy	PERCENTCORRECT		NSubtree	1		ShowValid	Y	
Count	Y		NodeRole	SEGMENT		SigLevel	0.2	
CreateSample	DEFAULT		NodeSample	20000		SplitPrecision	4	
Criterion	DEFAULT		NominalCriterion	PROBCHISQ		Splitsize	.	
Depth	Y		Nrules	5		Subtree	ASSESSMENT	
Dummy	N		Nsurrs	0		Target	ALL	
Exhaustive	5000		NumInputs	1		ToolType	MODEL	
Freeze	N		NumSingleImp	5		TrainMode	BATCH	
ImportModel	N		ObsImportance	N		UseDecision	N	
ImportedTreeData			OrdinalCriterion	ENTROPY		UseMultipleTarget	N	
Inputs	N		PercentCorrect	N		UsePriors	N	
IntColorBy	AVG		Performance	DISK		UseVarOnce	N	
IntervalCriterion	PROBF		Precision	4		VarSelection	Y	

Node=RegTree B2D6 Variable Summary

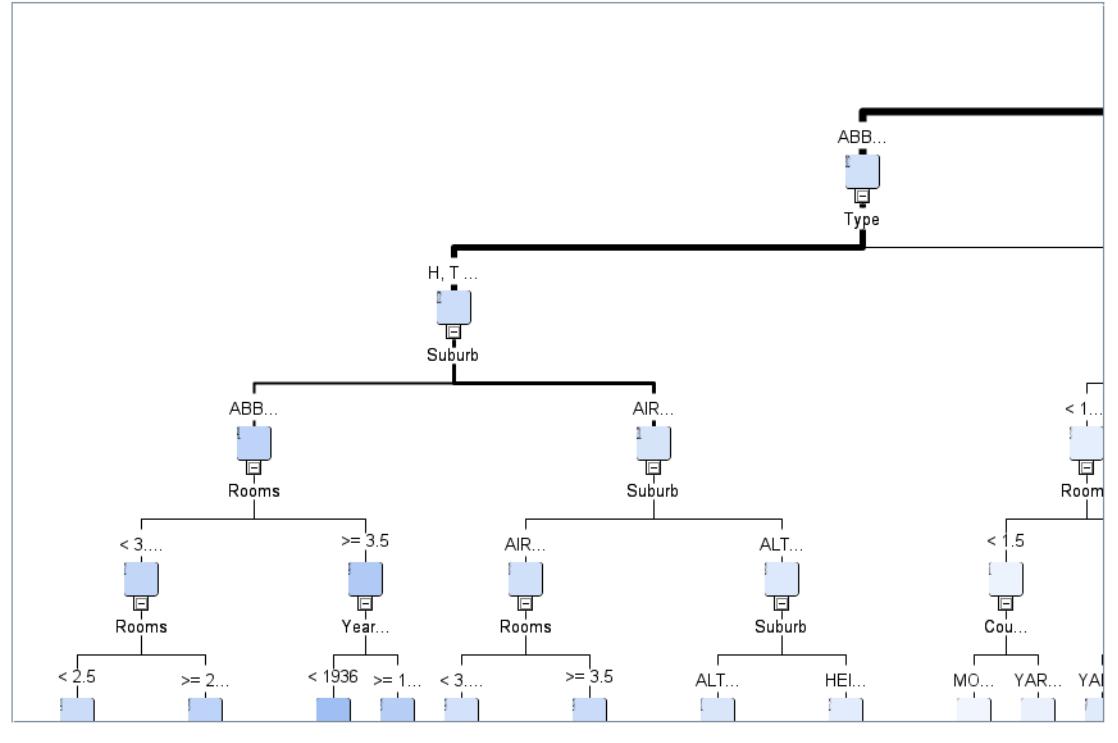
Role	Level	Frequency Count	Name
TIMEID	INTERVAL	1	Date
TARGET	INTERVAL	1	Price
INPUT	INTERVAL	9	Bathroom Bedroom2 BuildingArea Car Distance Landsize Propertycount Rooms YearBuilt
INPUT	NOMINAL	6	CouncilArea Method Regionname SellerG Suburb Type
ID	INTERVAL	1	_dataobs_

Node=RegTree B2D6 Model Fit Statistics

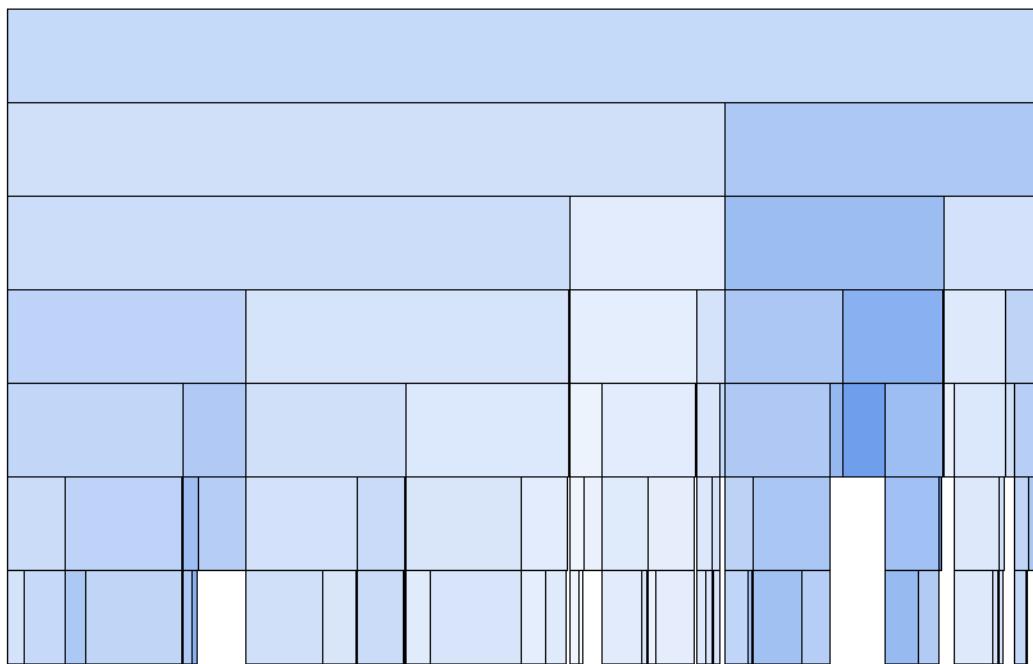
Target=Price Target Label=''

Label of Statistic	Train	Validation	Test
Sum of Frequencies	5432.00	4074.00	4074.00
Maximum Absolute Error	5388049.61	4733125.00	8122762.25
Sum of Squared Errors	592293758062266	647779836342852	642088499656133
Average Squared Error	109037878877.44	159003396255.00	157606406395.71
Root Average Squared Error	330208.84	398752.30	396996.73
Divisor for ASE	5432.00	4074.00	4074.00
Total Degrees of Freedom	5432.00	.	.

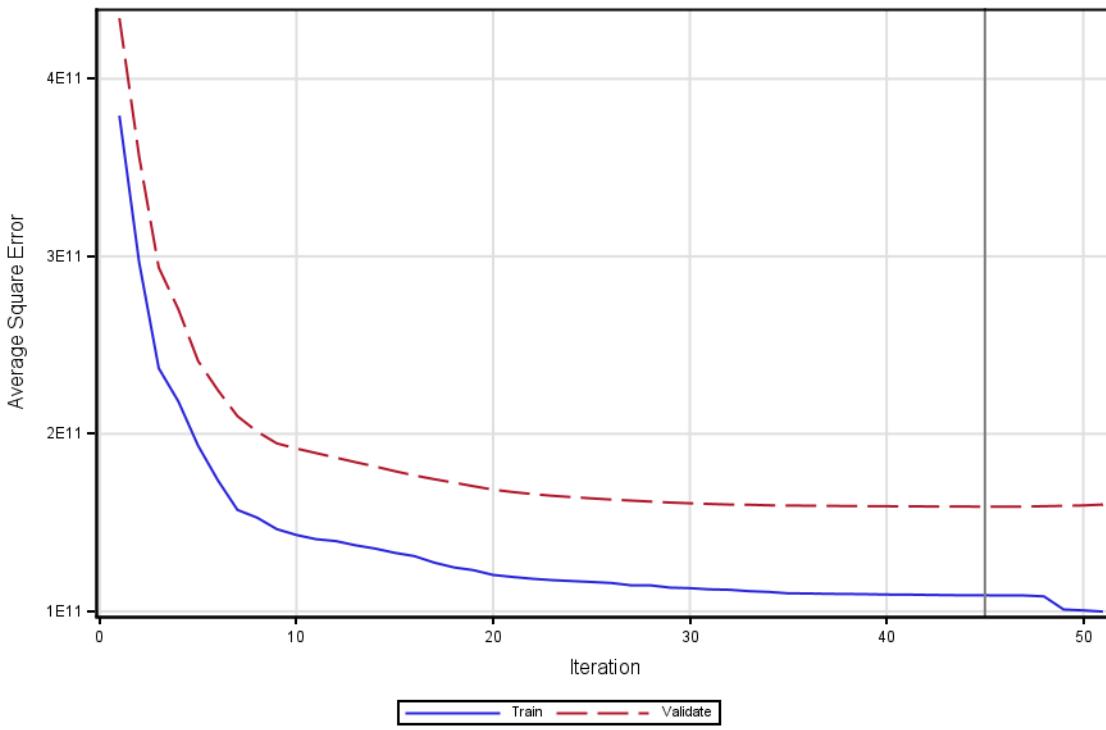
SAS Enterprise Miner Report
Node=RegTree B2D6
Tree Diagram



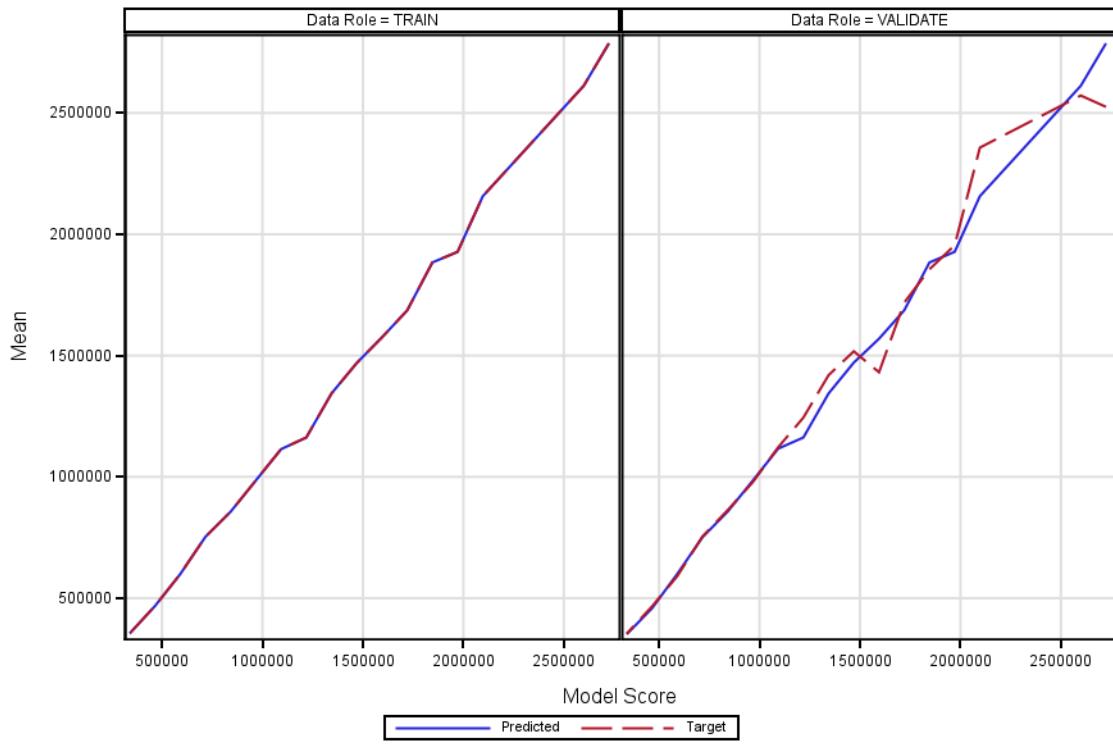
SAS Enterprise Miner Report
Node=RegTree B2D6
Treemap



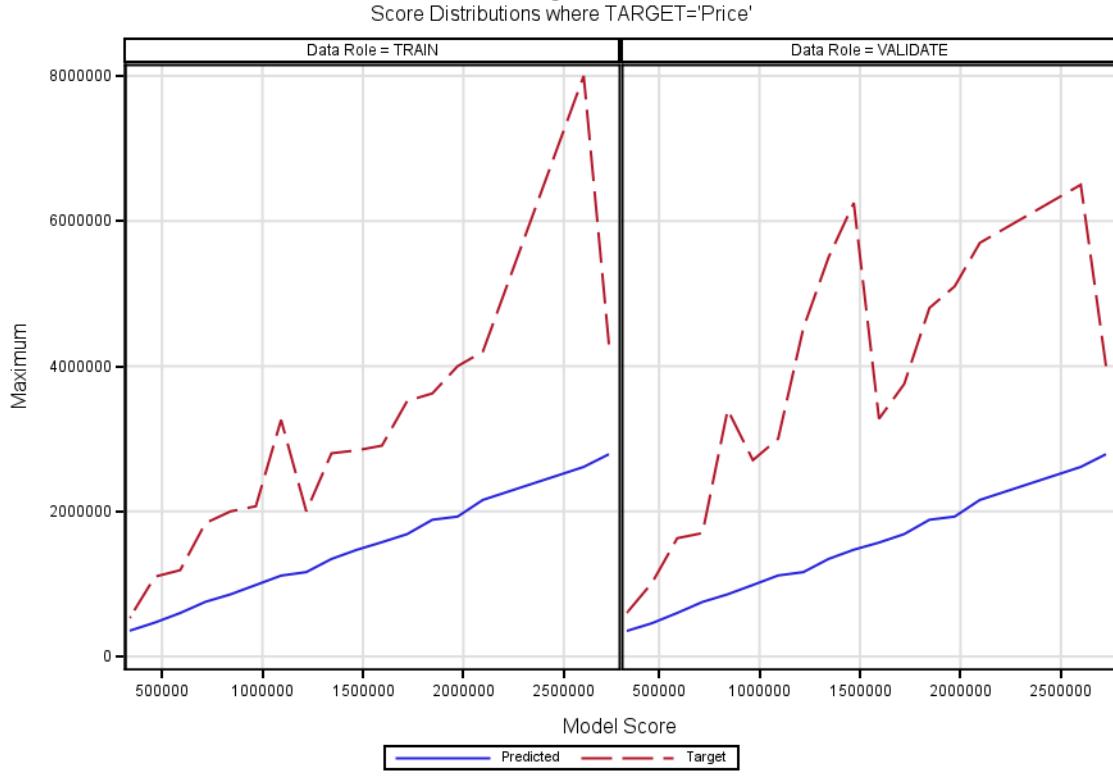
SAS Enterprise Miner Report
Node=RegTree B2D6
Model Iteration Plots



SAS Enterprise Miner Report
 Node=RegTree B2D6
 Score Distributions where TARGET='Price'



SAS Enterprise Miner Report
 Node=RegTree B2D6
 Score Distributions where TARGET='Price'



Node=RegTree B2D6
Score Distributions

Target Variable=Price Data Role=TRAIN

Range for Predicted	Mean Predicted	Max Predicted	Min Predicted	Mean Target	Max Target	Min Target
2661564.394 - 2787083.333	2787083.33	2787083.33	2787083.33	2787083.33	4300000	1705000
2536045.455 - 2661564.394	2611950.39	2611950.39	2611950.39	2611950.39	8000000	8600000
2033969.697 - 2159488.636	2157031.25	2157031.25	2157031.25	2157031.25	4200000	955000
1908450.758 - 2033969.697	1927717.39	1927717.39	1927717.39	1927717.39	4000000	1050000
1782931.818 - 1908450.758	1883840.68	1883840.68	1883840.68	1883840.68	3625000	1085000
1657412.879 - 1782931.818	1686131.23	1713227.27	1684975.97	1686131.23	3520000	131000
1531893.939 - 1657412.879	1574880.95	1647476.19	1544735.85	1574880.95	2905000	800000
1406375.000 - 1531893.939	1469310.90	1516875.00	1416123.96	1469310.90	2840000	706000
1280856.061 - 1406375.000	1343785.30	1348206.51	1336287.16	1343785.30	2800000	651000
1155337.121 - 1280856.061	1162416.67	1213400.00	1160409.45	1162416.67	2000000	502000
1029818.182 - 1155337.121	1114275.11	1145098.31	1049793.58	1114275.11	3260000	460000
904299.242 - 1029818.182	985258.76	985258.76	985258.76	985258.76	2070000	345000
778780.303 - 904299.242	856414.69	882778.85	780833.33	856414.69	2000000	250000
653261.364 - 778780.303	752820.55	769485.29	726150.71	752820.55	1837500	375000
527742.424 - 653261.364	598903.25	645086.24	528073.49	598903.25	1189000	230000
402223.485 - 527742.424	467624.74	513298.13	425465.31	467624.74	1100000	240000
276704.545 - 402223.485	355038.66	400297.73	276704.55	355038.66	533000	85000

Target Variable=Price Data Role=VALIDATE

Range for Predicted	Mean Predicted	Max Predicted	Min Predicted	Mean Target	Max Target	Min Target
2661564.394 - 2787083.333	2787083.33	2787083.33	2787083.33	2525187.50	4000000	1585000
2536045.455 - 2661564.394	2611950.39	2611950.39	2611950.39	2571963.41	6500000	1010000
2033969.697 - 2159488.636	2157031.25	2157031.25	2157031.25	2357183.33	5700000	1350000
1908450.758 - 2033969.697	1927717.39	1927717.39	1927717.39	1954631.58	5100000	690000
1782931.818 - 1908450.758	1883840.68	1883840.68	1883840.68	1855628.98	4802500	850000
1657412.879 - 1782931.818	1686601.04	1713227.27	1684975.97	1718431.42	3755000	891000
1531893.939 - 1657412.879	1569418.87	1647476.19	1544735.85	1431308.59	3275000	600000
1406375.000 - 1531893.939	1471047.81	1516875.00	1416123.96	1517694.65	6250000	870000
1280856.061 - 1406375.000	1343840.45	1348206.51	1336287.16	1419216.12	5500000	622500
1155337.121 - 1280856.061	1162285.22	1213400.00	1160409.45	1244336.28	4525000	390000
1029818.182 - 1155337.121	1116346.44	1145098.31	1049793.58	1121989.53	3000000	500000
904299.242 - 1029818.182	985258.76	985258.76	985258.76	978713.61	2705000	145000
778780.303 - 904299.242	857034.12	882778.85	780833.33	863076.01	3400000	305000
653261.364 - 778780.303	751199.37	769485.29	726150.71	754531.25	1700000	380000
527742.424 - 653261.364	599968.32	645086.24	528073.49	590520.23	1630000	190000
402223.485 - 527742.424	458355.00	513298.13	425465.31	466147.62	1015000	210000
276704.545 - 402223.485	351813.05	400297.73	276704.55	354237.93	601000	170000

SAS Enterprise Miner Report

Node=RegTree B2D4 Summary

Node id = Tree2
 Node label = RegTree B2D4
 Meta path = Ids => Part => Tree2
 Notes =

Node=RegTree B2D4 Properties

Property	Value	Default	Property	Value	Default	Property	Value	Default
Component	DecisionTree		Kass	Y		Pred	N	
AVG	Y		KassApply	BEFORE		Predict	Y	
AssessMeasure	PROFIT/LOSS		LeafSize	5		ProfitLoss	NONE	
AssessPercentage	0.25		Leafid	Y		RASE	N	
CV	N		Maxbranch	2		SampleMethod	RANDOM	
CVNIter	10		Maxdepth	4	6	SampleSeed	12345	
CVRepeat	1		MinCatSize	5		SampleSize	10000	
CVSeed	12345		MissingValue	USEINSEARCH		ShowNodeId	Y	
ClassColorBy	PERCENTCORRECT		NSubtree	1		ShowValid	Y	
Count	Y		NodeRole	SEGMENT		SigLevel	0.2	
CreateSample	DEFAULT		NodeSample	20000		SplitPrecision	4	
Criterion	DEFAULT		NominalCriterion	PROBCHISQ		Splitsize	.	
Depth	Y		Nrules	5		Subtree	ASSESSMENT	
Dummy	N		Nsurrs	0		Target	ALL	
Exhaustive	5000		NumInputs	1		ToolType	MODEL	
Freeze	N		NumSingleImp	5		TrainMode	BATCH	
ImportModel	N		ObsImportance	N		UseDecision	N	
ImportedTreeData			OrdinalCriterion	ENTROPY		UseMultipleTarget	N	
Inputs	N		PercentCorrect	N		UsePriors	N	
IntColorBy	AVG		Performance	DISK		UseVarOnce	N	
IntervalCriterion	PROBF		Precision	4		VarSelection	Y	

Node=RegTree B2D4 Variable Summary

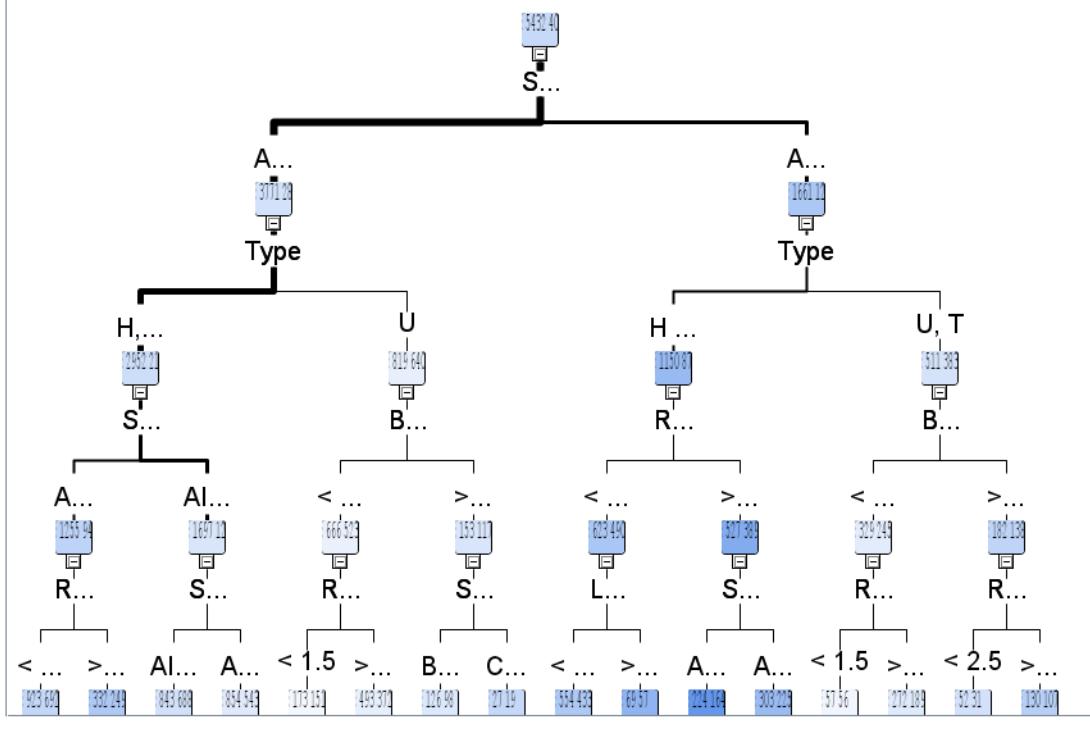
Role	Level	Frequency Count	Name
TIMEID	INTERVAL	1	Date
TARGET	INTERVAL	1	Price
INPUT	INTERVAL	9	Bathroom Bedroom2 BuildingArea Car Distance Landsize Propertycount Rooms YearBuilt
INPUT	NOMINAL	6	CouncilArea Method Regionname SellerG Suburb Type
ID	INTERVAL	1	_dataobs_

Node=RegTree B2D4 Model Fit Statistics

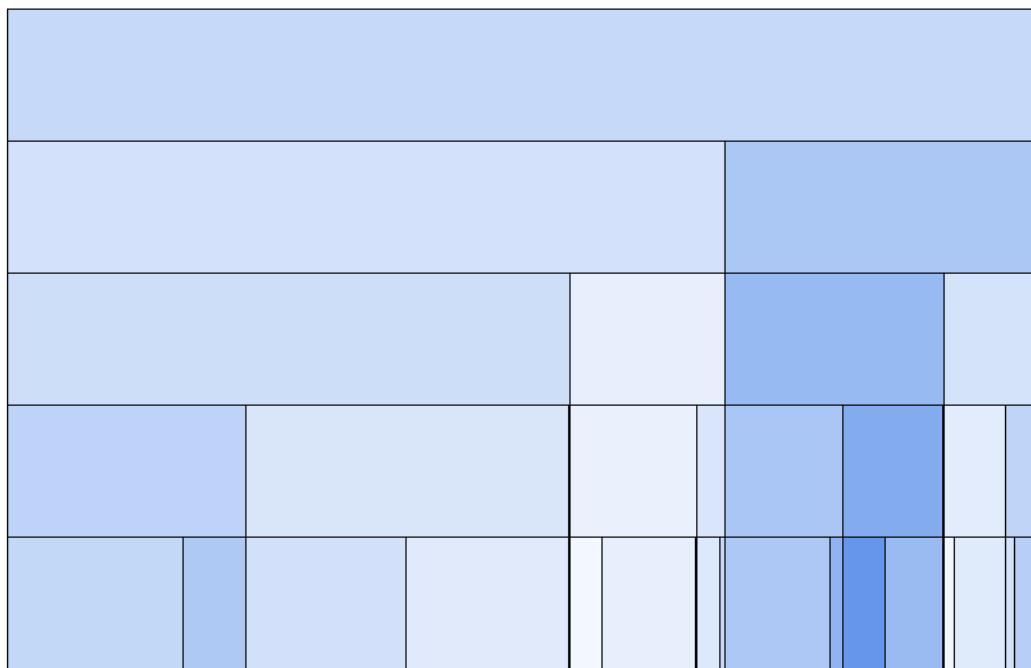
Target=Price Target Label=''

Label of Statistic	Train	Validation	Test
Sum of Frequencies	5432.00	4074.00	4074.00
Maximum Absolute Error	5388049.61	5116108.84	8112848.44
Sum of Squared Errors	736909524465053	748832158885832	715699629360106
Average Squared Error	135660810836.72	183807599137.42	175674921296.05
Root Average Squared Error	368321.61	428727.88	419135.92
Divisor for ASE	5432.00	4074.00	4074.00
Total Degrees of Freedom	5432.00	.	.

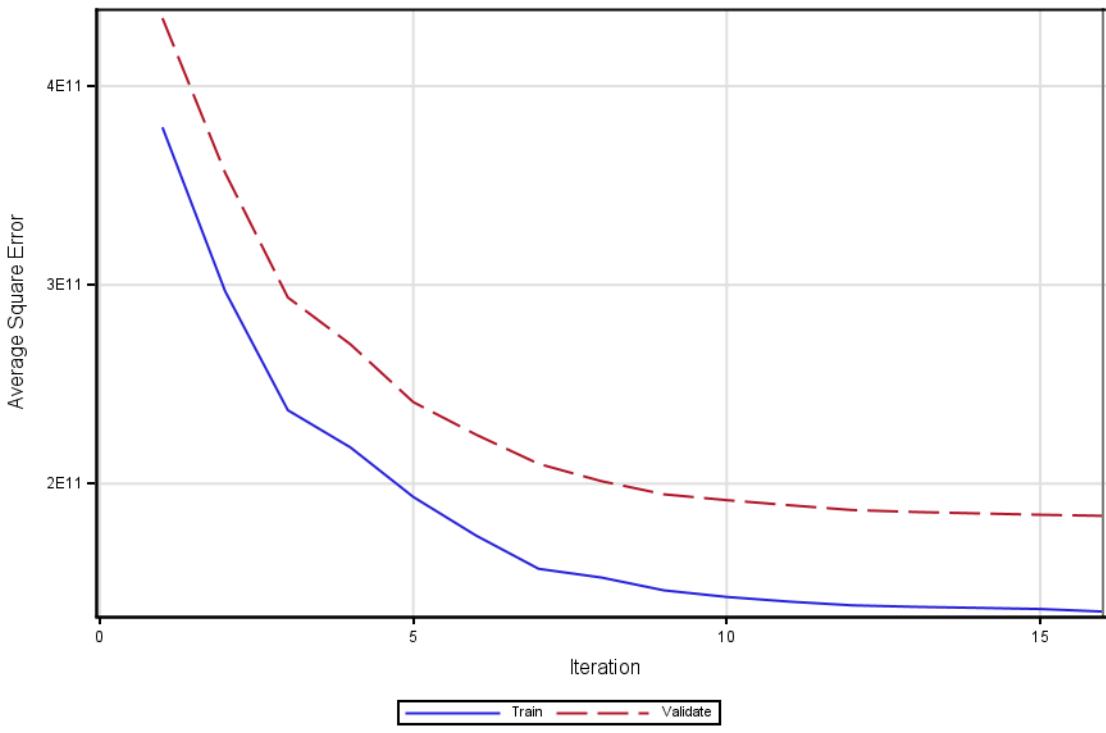
SAS Enterprise Miner Report
Node=RegTree B2D4
Tree Diagram



SAS Enterprise Miner Report
Node=RegTree B2D4
Treemap



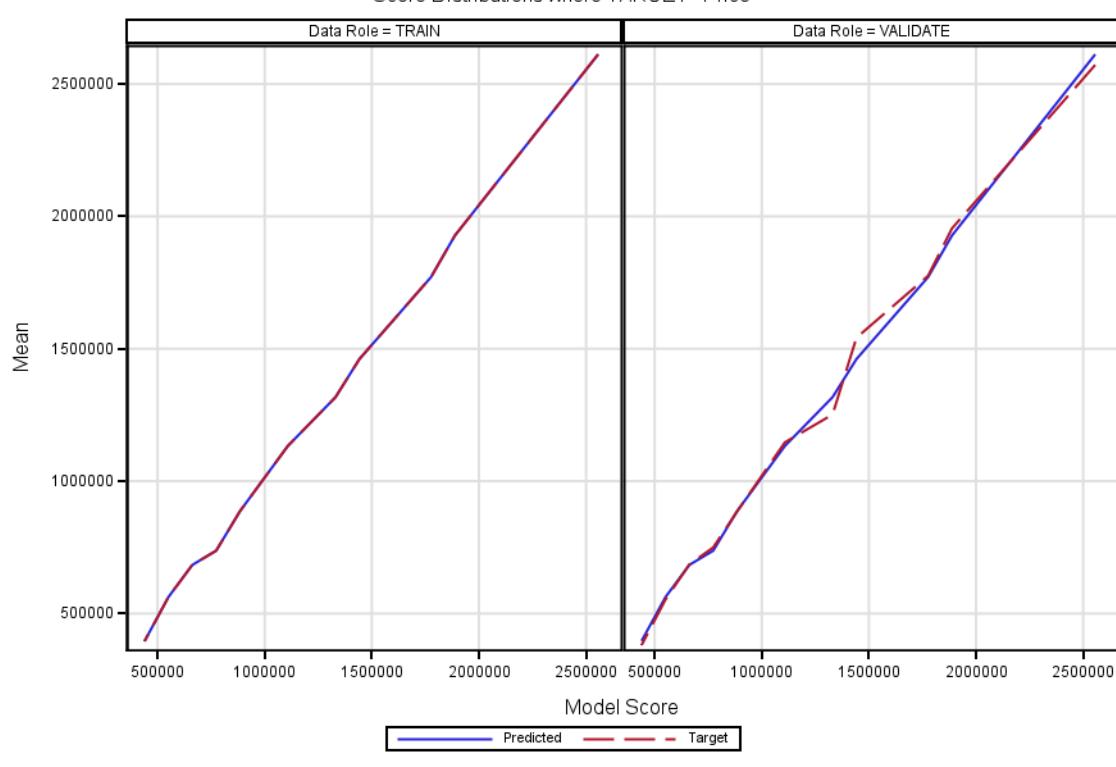
SAS Enterprise Miner Report
Node=RegTree B2D4
Model Iteration Plots



SAS Enterprise Miner Report

Node=RegTree B2D4

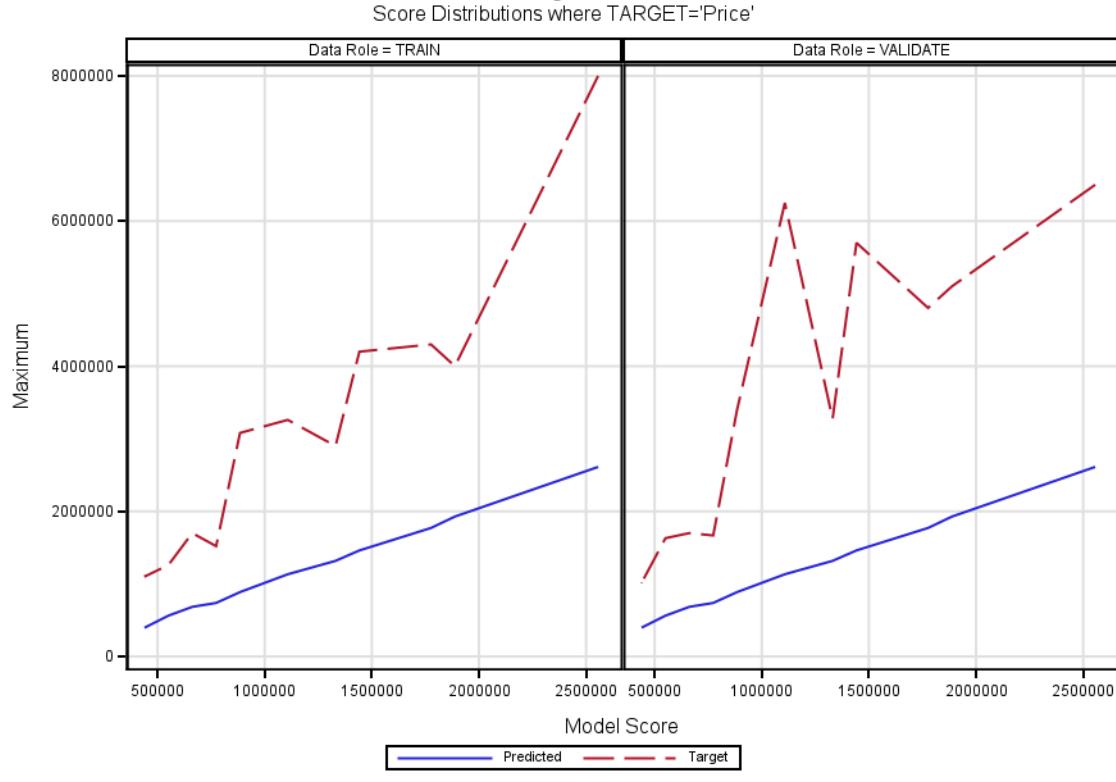
Score Distributions where TARGET='Price'



SAS Enterprise Miner Report

Node=RegTree B2D4

Score Distributions where TARGET='Price'



Node=RegTree B2D4
Score Distributions

Target Variable=Price Data Role=TRAIN

Range for Predicted	Mean Predicted	Max Predicted	Min Predicted	Mean Target	Max Target	Min Target
2500524.000 - 2611950.393	2611950.39	2611950.39	2611950.39	2611950.39	8000000	860000
1831965.646 - 1943392.038	1927717.39	1927717.39	1927717.39	1927717.39	4000000	1050000
1720539.253 - 1831965.646	1770787.75	1770787.75	1770787.75	1770787.75	4300000	750000
1386260.076 - 1497686.468	1461051.51	1470150.36	1445868.48	1461051.51	4200000	502000
1274833.683 - 1386260.076	1317344.62	1317344.62	1317344.62	1317344.62	2900000	650000
1051980.898 - 1163407.291	1132739.51	1133891.16	1093370.37	1132739.51	3260000	250000
829128.113 - 940554.506	886897.50	887151.56	882778.85	886897.50	3080000	131000
717701.721 - 829128.113	737572.14	737572.14	737572.14	737572.14	1520000	380000
606275.328 - 717701.721	683616.89	690133.60	681541.32	683616.89	1700000	300000
494848.936 - 606275.328	562301.50	562301.50	562301.50	562301.50	1260000	230000
383422.543 - 494848.936	395643.91	432736.84	383422.54	395643.91	1100000	85000

Target Variable=Price Data Role=VALIDATE

Range for Predicted	Mean Predicted	Max Predicted	Min Predicted	Mean Target	Max Target	Min Target
2500524.000 - 2611950.393	2611950.39	2611950.39	2611950.39	2571963.41	6500000	1010000
1831965.646 - 1943392.038	1927717.39	1927717.39	1927717.39	1954631.58	5100000	690000
1720539.253 - 1831965.646	1770787.75	1770787.75	1770787.75	1775627.36	4802500	850000
1386260.076 - 1497686.468	1461284.98	1470150.36	1445868.48	1541840.18	5700000	390000
1274833.683 - 1386260.076	1317344.62	1317344.62	1317344.62	1251848.13	3275000	600000
1051980.898 - 1163407.291	1132808.32	1133891.16	1093370.37	1146565.12	6250000	305000
829128.113 - 940554.506	886963.03	887151.56	882778.85	885453.99	3400000	145000
717701.721 - 829128.113	737572.14	737572.14	737572.14	749880.61	1667500	320000
606275.328 - 717701.721	683759.81	690133.60	681541.32	685482.24	1700000	260000
494848.936 - 606275.328	562301.50	562301.50	562301.50	552820.04	1630000	190000
383422.543 - 494848.936	396763.61	432736.84	383422.54	380879.71	1015000	170000

SAS Enterprise Miner Report

Node=RegTree B2D2 Summary

Node id = Tree3
 Node label = RegTree B2D2
 Meta path = Ids => Part => Tree3
 Notes =

Node=RegTree B2D2 Properties

Property	Value	Default	Property	Value	Default	Property	Value	Default
Component	DecisionTree		Kass	Y		Pred	N	
AVG	Y		KassApply	BEFORE		Predict	Y	
AssessMeasure	PROFIT/LOSS		LeafSize	5		ProfitLoss	NONE	
AssessPercentage	0.25		Leafid	Y		RASE	N	
CV	N		Maxbranch	2		SampleMethod	RANDOM	
CVNIter	10		Maxdepth	2	6	SampleSeed	12345	
CVRepeat	1		MinCatSize	5		SampleSize	10000	
CVSeed	12345		MissingValue	USEINSEARCH		ShowNodeld	Y	
ClassColorBy	PERCENTCORRECT		NSubtree	1		ShowValid	Y	
Count	Y		NodeRole	SEGMENT		SigLevel	0.2	
CreateSample	DEFAULT		NodeSample	20000		SplitPrecision	4	
Criterion	DEFAULT		NominalCriterion	PROBCHISQ		Splitsize	.	
Depth	Y		Nrules	5		Subtree	ASSESSMENT	
Dummy	N		Nsurrs	0		Target	ALL	
Exhaustive	5000		NumInputs	1		ToolType	MODEL	
Freeze	N		NumSingleImp	5		TrainMode	BATCH	
ImportModel	N		ObsImportance	N		UseDecision	N	
ImportedTreeData			OrdinalCriterion	ENTROPY		UseMultipleTarget	N	
Inputs	N		PercentCorrect	N		UsePriors	N	
IntColorBy	AVG		Performance	DISK		UseVarOnce	N	
IntervalCriterion	PROBF		Precision	4		VarSelection	Y	

Node=RegTree B2D2 Variable Summary

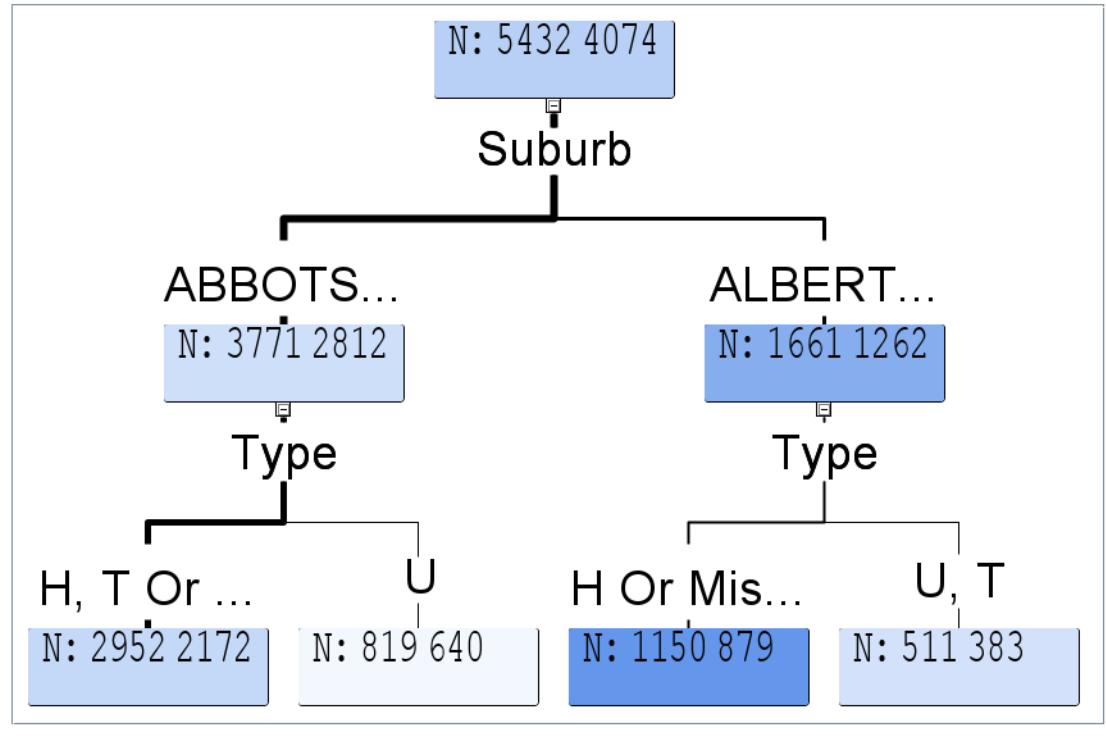
Role	Level	Frequency Count	Name
TIMEID	INTERVAL	1	Date
TARGET	INTERVAL	1	Price
INPUT	INTERVAL	9	Bathroom Bedroom2 BuildingArea Car Distance Landsize Propertycount Rooms YearBuilt
INPUT	NOMINAL	6	CouncilArea Method Regionname SellerG Suburb Type
ID	INTERVAL	1	_dataobs_

Node=RegTree B2D2 Model Fit Statistics

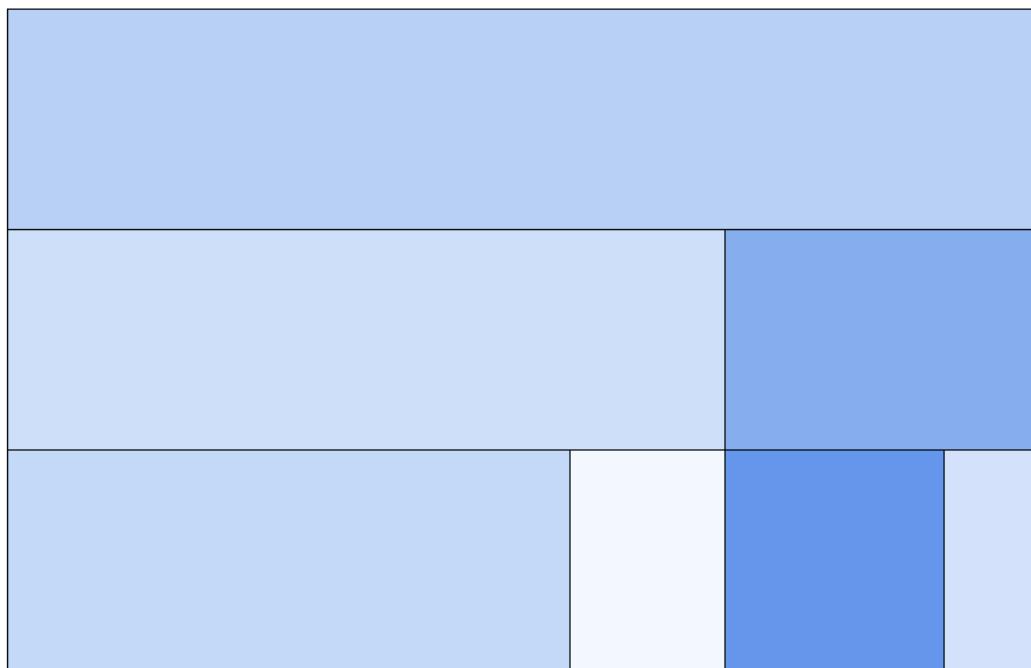
Target=Price Target Label=''

Label of Statistic	Train	Validation	Test
Sum of Frequencies	5432.00	4074.00	4074.00
Maximum Absolute Error	6200781.41	5282345.89	8032345.89
Sum of Squared Errors	1.185311663E15	1.1002605123E15	1.0557558168E15
Average Squared Error	218209069030.57	270068854258.81	259144775838.72
Root Average Squared Error	467128.54	519681.49	509062.64
Divisor for ASE	5432.00	4074.00	4074.00
Total Degrees of Freedom	5432.00	.	.

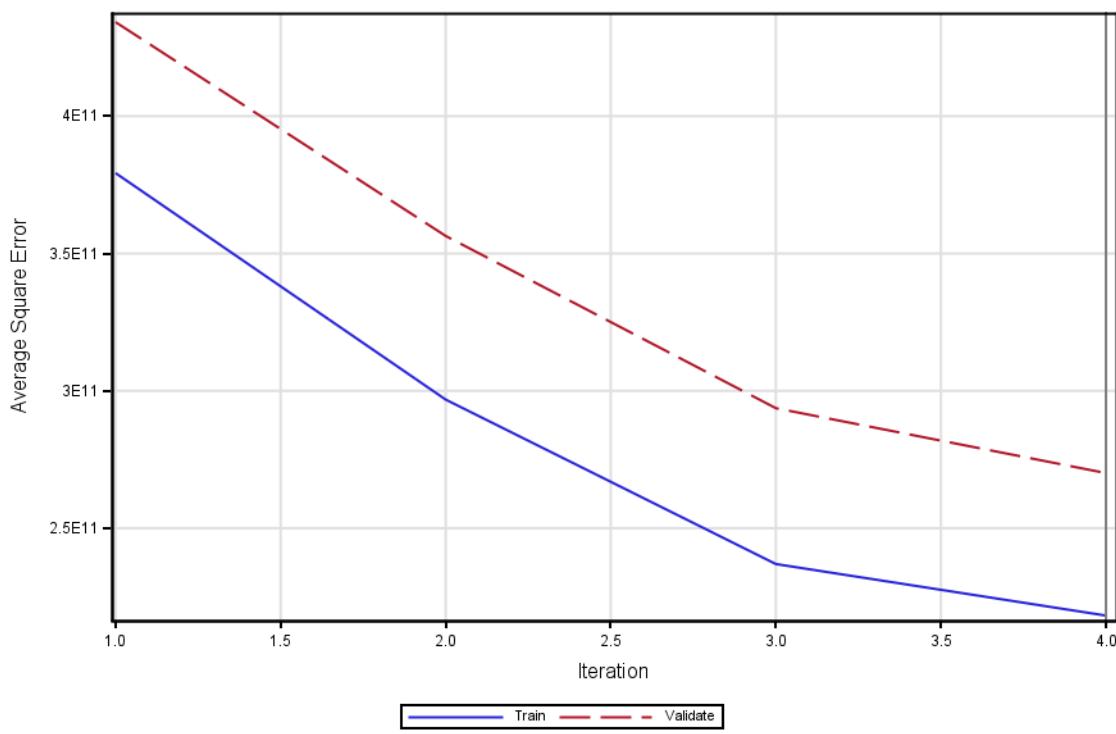
SAS Enterprise Miner Report
Node=RegTree B2D2
Tree Diagram



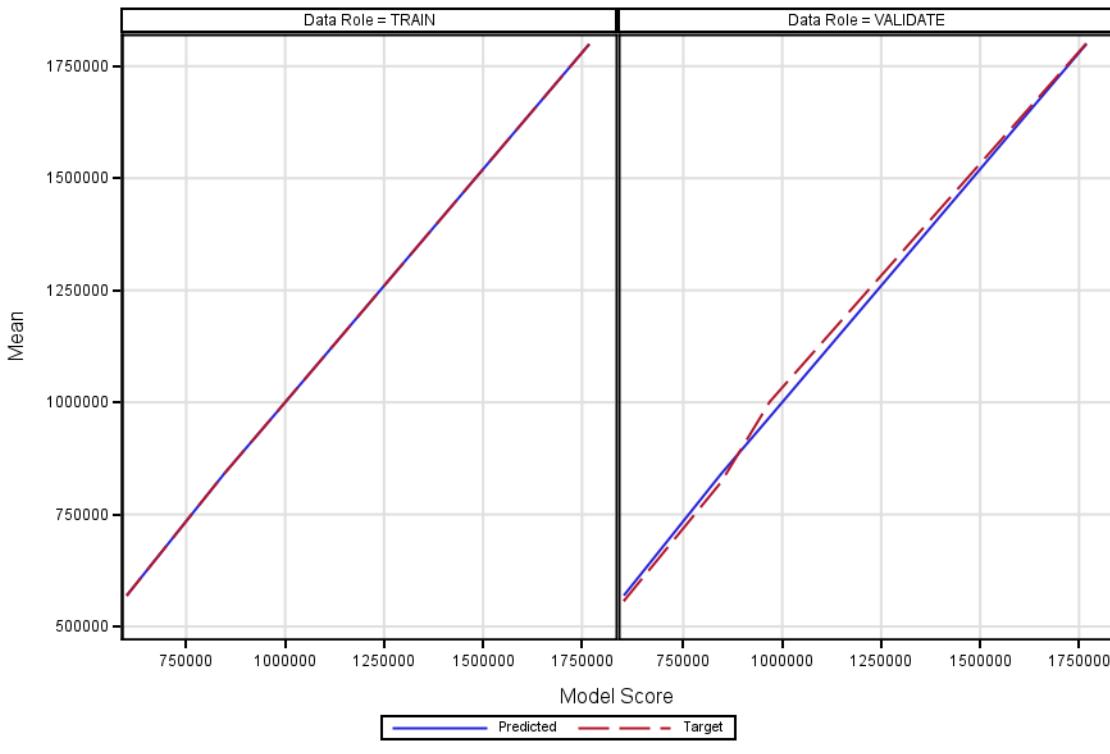
SAS Enterprise Miner Report
Node=RegTree B2D2
Treemap



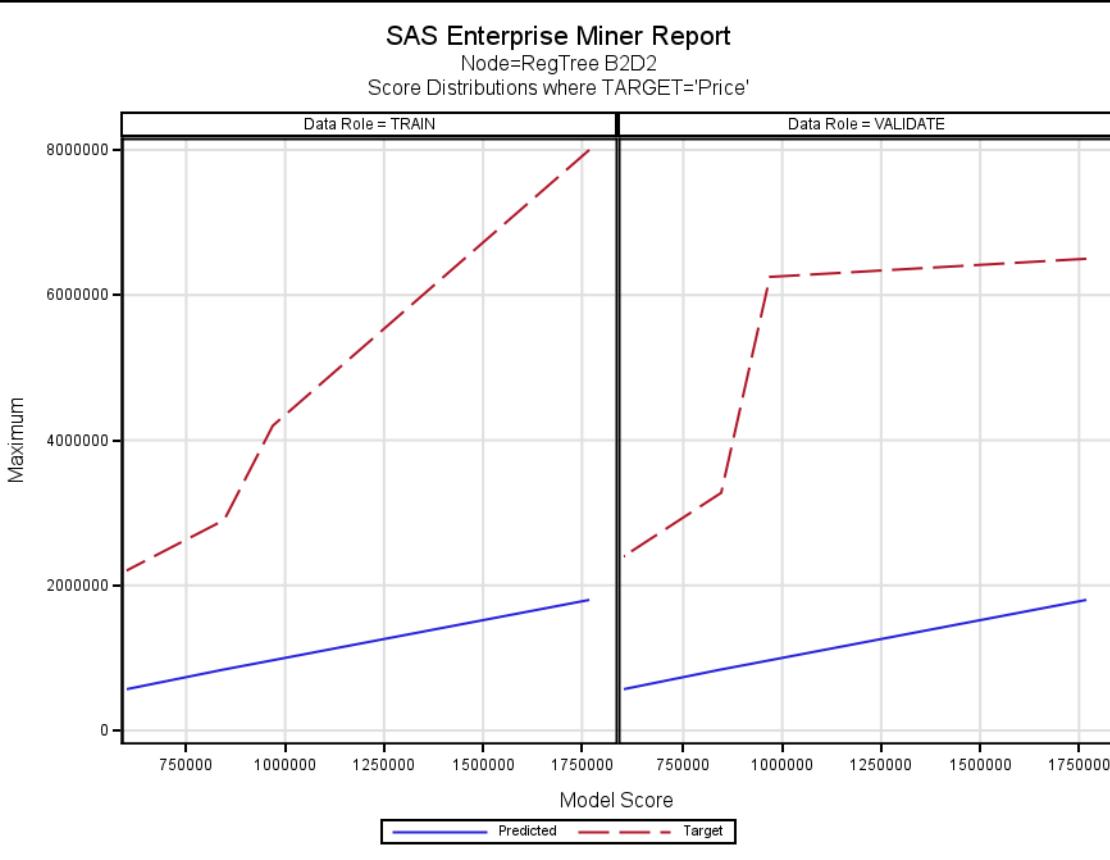
SAS Enterprise Miner Report
Node=RegTree B2D2
Model Iteration Plots



SAS Enterprise Miner Report
 Node=RegTree B2D2
 Score Distributions where TARGET='Price'



SAS Enterprise Miner Report
 Node=RegTree B2D2
 Score Distributions where TARGET='Price'



Node=RegTree B2D2
Score Distributions

Target Variable=Price Data Role=TRAIN

Range for Predicted	Mean Predicted	Max Predicted	Min Predicted	Mean Target	Max Target	Min Target
1737707.098 - 1799218.588	1799218.59	1799218.59	1799218.59	1799218.59	8000000	502000
938057.737 - 999569.226	967654.11	967654.11	967654.11	967654.11	4200000	131000
815034.758 - 876546.248	840590.29	840590.29	840590.29	840590.29	2900000	267500
568988.801 - 630500.290	568988.80	568988.80	568988.80	568988.80	2205000	85000

Target Variable=Price Data Role=VALIDATE

Range for Predicted	Mean Predicted	Max Predicted	Min Predicted	Mean Target	Max Target	Min Target
1737707.098 - 1799218.588	1799218.59	1799218.59	1799218.59	1800835.79	6500000	390000
938057.737 - 999569.226	967654.11	967654.11	967654.11	1001665.27	6250000	145000
815034.758 - 876546.248	840590.29	840590.29	840590.29	822165.80	3275000	260000
568988.801 - 630500.290	568988.80	568988.80	568988.80	556836.65	2400000	170000

SAS Enterprise Miner Report

Node=RegTree B3D6 Summary

Node id = Tree4
 Node label = RegTree B3D6
 Meta path = Ids => Part => Tree4
 Notes =

Node=RegTree B3D6 Properties

Property	Value	Default	Property	Value	Default	Property	Value	Default
Component	DecisionTree		Kass	Y		Pred	N	
AVG	Y		KassApply	BEFORE		Predict	Y	
AssessMeasure	PROFIT/LOSS		LeafSize	5		ProfitLoss	NONE	
AssessPercentage	0.25		Leafid	Y		RASE	N	
CV	N		Maxbranch	3	2	SampleMethod	RANDOM	
CVNIter	10		Maxdepth	6		SampleSeed	12345	
CVRepeat	1		MinCatSize	5		SampleSize	10000	
CVSeed	12345		MissingValue	USEINSEARCH		ShowNodeId	Y	
ClassColorBy	PERCENTCORRECT		NSubtree	1		ShowValid	Y	
Count	Y		NodeRole	SEGMENT		SigLevel	0.2	
CreateSample	DEFAULT		NodeSample	20000		SplitPrecision	4	
Criterion	DEFAULT		NominalCriterion	PROBCHISQ		Splitsize	.	
Depth	Y		Nrules	5		Subtree	ASSESSMENT	
Dummy	N		Nsurrs	0		Target	ALL	
Exhaustive	5000		NumInputs	1		ToolType	MODEL	
Freeze	N		NumSingleImp	5		TrainMode	BATCH	
ImportModel	N		ObsImportance	N		UseDecision	N	
ImportedTreeData			OrdinalCriterion	ENTROPY		UseMultipleTarget	N	
Inputs	N		PercentCorrect	N		UsePriors	N	
IntColorBy	AVG		Performance	DISK		UseVarOnce	N	
IntervalCriterion	PROBF		Precision	4		VarSelection	Y	

Node=RegTree B3D6 Variable Summary

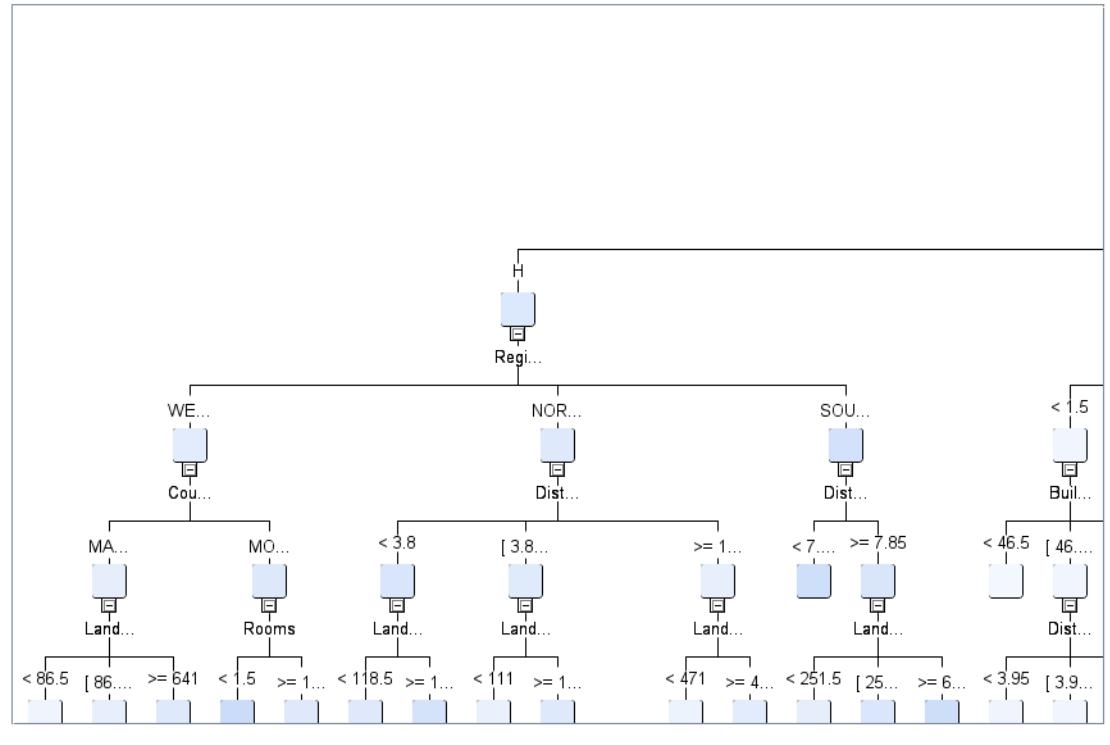
Role	Level	Frequency Count	Name
TIMEID	INTERVAL	1	Date
TARGET	INTERVAL	1	Price
INPUT	INTERVAL	9	Bathroom Bedroom2 BuildingArea Car Distance Landsize Propertycount Rooms YearBuilt
INPUT	NOMINAL	6	CouncilArea Method Regionname SellerG Suburb Type
ID	INTERVAL	1	_dataobs_

Node=RegTree B3D6 Model Fit Statistics

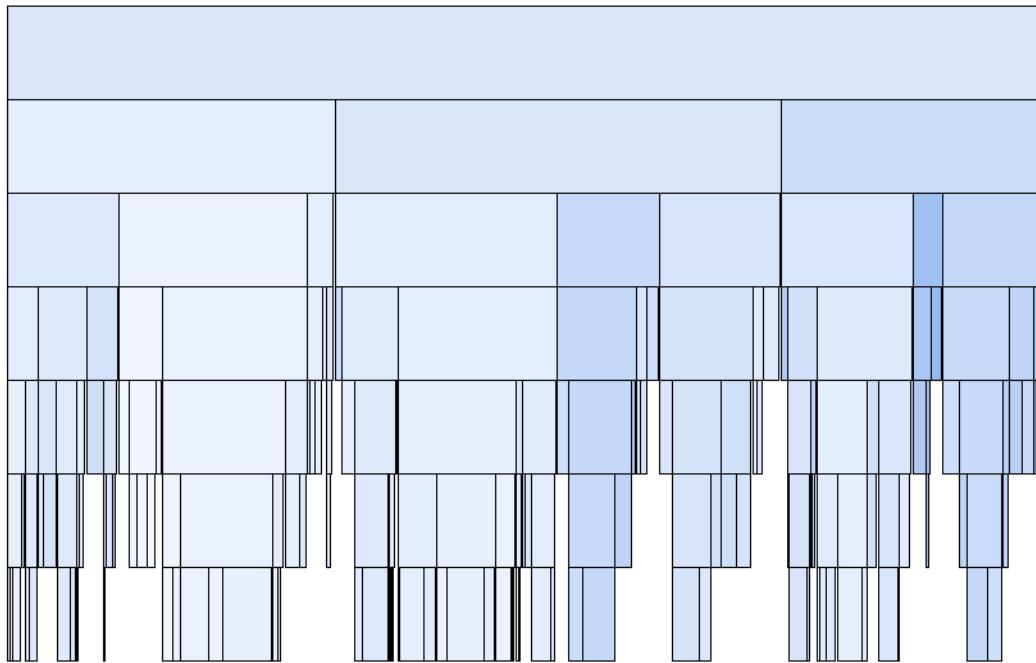
Target=Price Target Label=''

Label of Statistic	Train	Validation	Test
Sum of Frequencies	5432.00	4074.00	4074.00
Maximum Absolute Error	3528125.00	3940541.67	8244307.92
Sum of Squared Errors	4.83603794E14	549087108248192	563620368541849
Average Squared Error	89028680773.74	134778377085.96	138345696745.67
Root Average Squared Error	298376.74	367121.75	371948.51
Divisor for ASE	5432.00	4074.00	4074.00
Total Degrees of Freedom	5432.00	.	.

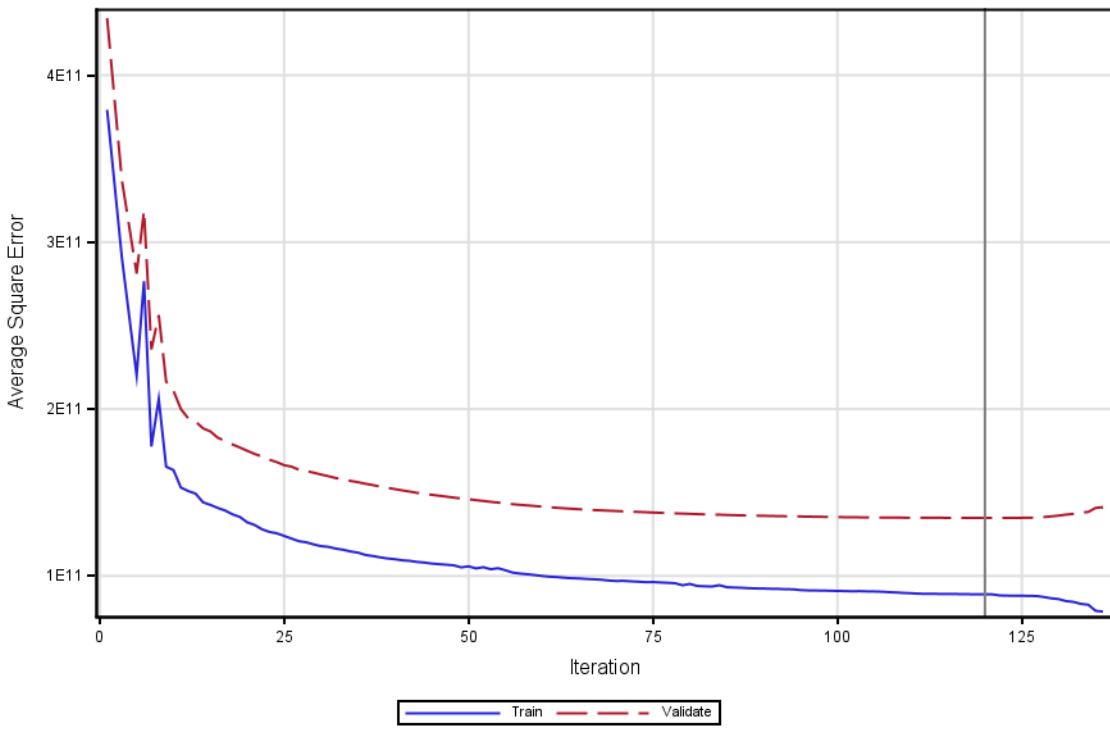
SAS Enterprise Miner Report
Node=RegTree B3D6
Tree Diagram



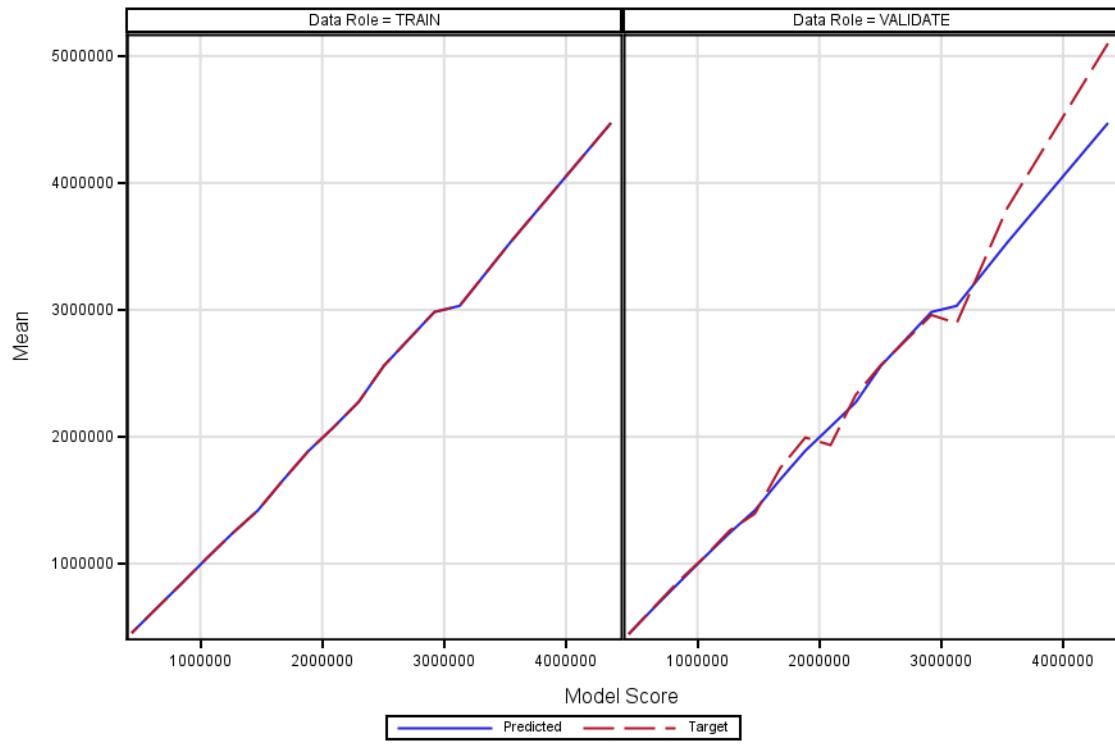
SAS Enterprise Miner Report
Node=RegTree B3D6
Treemap



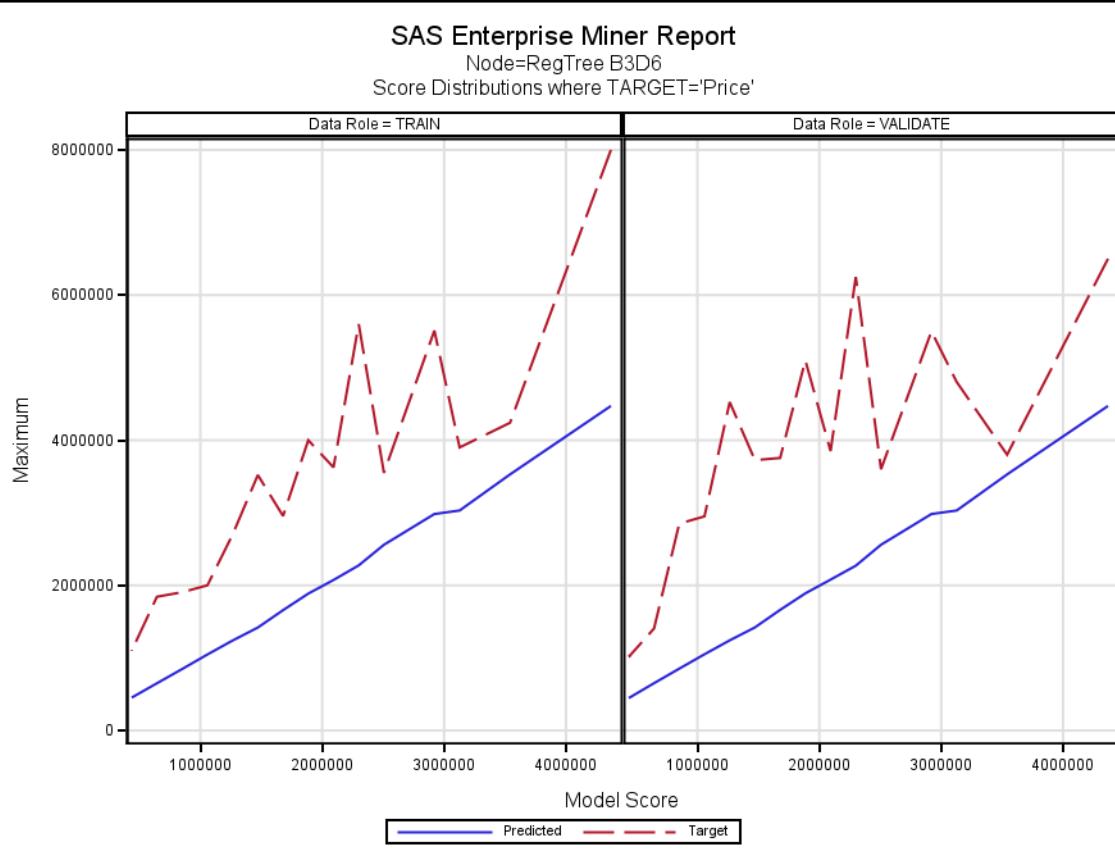
SAS Enterprise Miner Report
Node=RegTree B3D6
Model Iteration Plots



SAS Enterprise Miner Report
 Node=RegTree B3D6
 Score Distributions where TARGET='Price'



SAS Enterprise Miner Report
 Node=RegTree B3D6
 Score Distributions where TARGET='Price'



Node=RegTree B3D6
Score Distributions

Target Variable=Price Data Role=TRAIN

Range for Predicted	Mean Predicted	Max Predicted	Min Predicted	Mean Target	Max Target	Min Target
4264962.269 - 4471875.000	4471875.00	4471875.00	4471875.00	4471875.00	8000000	2810000
3437311.343 - 3644224.074	3528500.00	3528500.00	3528500.00	3528500.00	4240000	2750000
3023485.880 - 3230398.611	3031000.00	3031000.00	3031000.00	3031000.00	3900000	2500000
2816573.148 - 3023485.880	2982658.82	2990955.36	2956352.94	2982658.82	5510000	1950000
2402747.685 - 2609660.417	2559107.14	2559107.14	2559107.14	2559107.14	3550000	1976000
2195834.954 - 2402747.685	2274804.51	2309458.33	2241162.16	2274804.51	5600000	860000
1988922.222 - 2195834.954	2073617.28	2141555.56	2065125.00	2073617.28	3625000	1060000
1782009.491 - 1988922.222	1885878.87	1962800.00	1808500.00	1885878.87	4000000	975000
1575096.759 - 1782009.491	1657554.88	1776666.67	1579629.03	1657554.88	2956000	740000
1368184.028 - 1575096.759	1418519.90	1573000.00	1375279.22	1418519.90	3520000	610000
1161271.296 - 1368184.028	1239578.39	1364915.38	1174000.00	1239578.39	2700000	516000
954358.565 - 1161271.296	1046845.46	1149500.00	955071.43	1046845.46	2000000	131000
747445.833 - 954358.565	847104.25	950841.67	750181.82	847104.25	1905000	270000
540533.102 - 747445.833	650477.01	742757.58	549338.24	650477.01	1843000	230000
333620.370 - 540533.102	453053.86	539188.24	333620.37	453053.86	1100000	85000

Target Variable=Price Data Role=VALIDATE

Range for Predicted	Mean Predicted	Max Predicted	Min Predicted	Mean Target	Max Target	Min Target
4264962.269 - 4471875.000	4471875.00	4471875.00	4471875.00	5100000.00	6500000	3700000
3437311.343 - 3644224.074	3528500.00	3528500.00	3528500.00	3800000.00	3800000	3800000
3023485.880 - 3230398.611	3031000.00	3031000.00	3031000.00	2894100.00	4802500	2050000
2816573.148 - 3023485.880	2982659.98	2990955.36	2956352.94	2958873.24	5500000	1600000
2402747.685 - 2609660.417	2559107.14	2559107.14	2559107.14	2565888.89	3600000	1900000
2195834.954 - 2402747.685	2270696.37	2309458.33	2241162.16	2329960.40	6250000	1010000
1988922.222 - 2195834.954	2078612.75	2141555.56	2065125.00	1933590.54	3850000	845000
1782009.491 - 1988922.222	1889375.10	1962800.00	1808500.00	1993418.98	5100000	770000
1575096.759 - 1782009.491	1661526.98	1776666.67	1579629.03	1751329.89	3755000	875000
1368184.028 - 1575096.759	1419974.74	1573000.00	1375279.22	1393375.82	3725000	390000
1161271.296 - 1368184.028	1241614.03	1364915.38	1174000.00	1260250.00	4525000	655000
954358.565 - 1161271.296	1049805.91	1149500.00	955071.43	1051842.10	2950000	145000
747445.833 - 954358.565	851742.67	950841.67	750181.82	866198.39	2850000	380000
540533.102 - 747445.833	651360.83	742757.58	549338.24	657035.47	1405000	240000
333620.370 - 540533.102	446830.62	539188.24	333620.37	443645.10	1015000	170000

SAS Enterprise Miner Report

Node=Model Comparison (4) Summary

Node id = MdlComp4
 Node label = Model Comparison (4)
 Meta path = Ids => Part => Neural2 => MdlComp4
 Notes =

Node=Model Comparison (4) Properties

Property	Value	Default	Property	Value	Default	Property	Value	Default
Component	ModelCompare		NumberOfReportedLevels	1E-6		SelectionData	DEFAULT	
AssessAllTargetLevels	N		NumberofBins	20		SelectionDepth	10	
DecileBin	20		ProfitEpsilon	1E-6		SelectionTable	TRAIN	TABLE
HPCriteria	DEFAULT		RecomputeAssess	N		StatisticUsed	_VASE_	
LiftEpsilon	1E-6		RocChart	Y		TargetLabel		
ModelCriteria	Valid: Average Squared Error		RocEpsilon	0.01		TargetName	Price	
ModelDescription	5HU Neural Networks		RoiEpsilon	1E-6		classViyaCriteria	DEFAULT	
ModelId	Neural2		ScoreDistBin	20		intervalViyaCriteria	DEFAULT	
NormalizeReportingVariables	Y		SelectionCriteria	DEFAULT				

Node=Model Comparison (4) Variable Summary

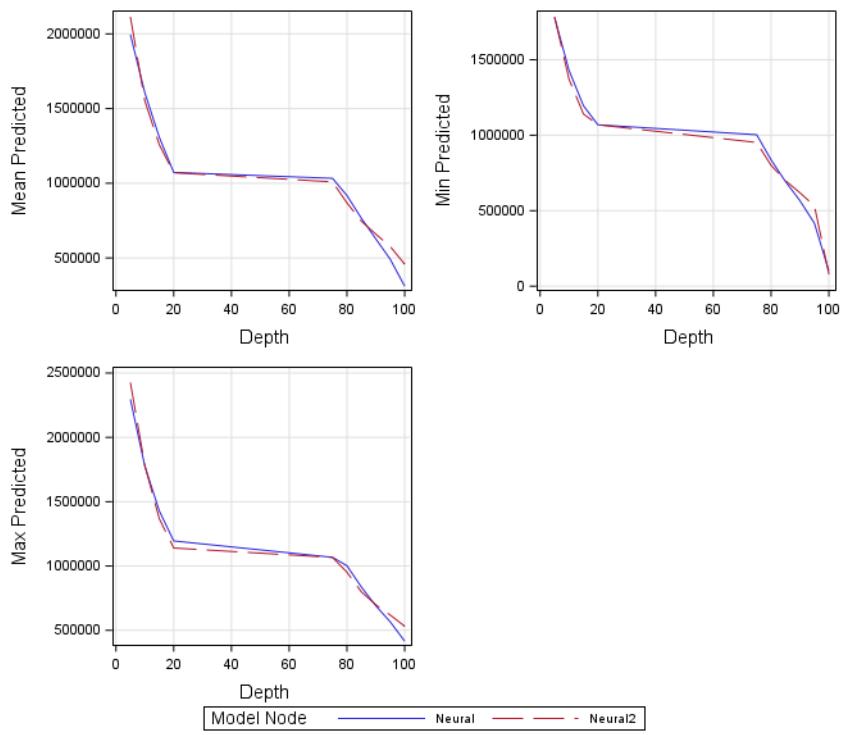
Role	Level	Frequency Count	Name
TARGET	INTERVAL	1	Price

Node=Model Comparison (4) Fit Statistics Table

Selected Model	Predecessor Node	Model Node	Model Description	Target	Target Label	Selection Criterion: Valid: Average Squared Error	Train: Average Squared Error
Y	Neural2	Neural2	5HU Neural Networks	Price		269979029650	225216517214
	Neural	Neural	3HU Neural Network	Price		279254785982	234883125266

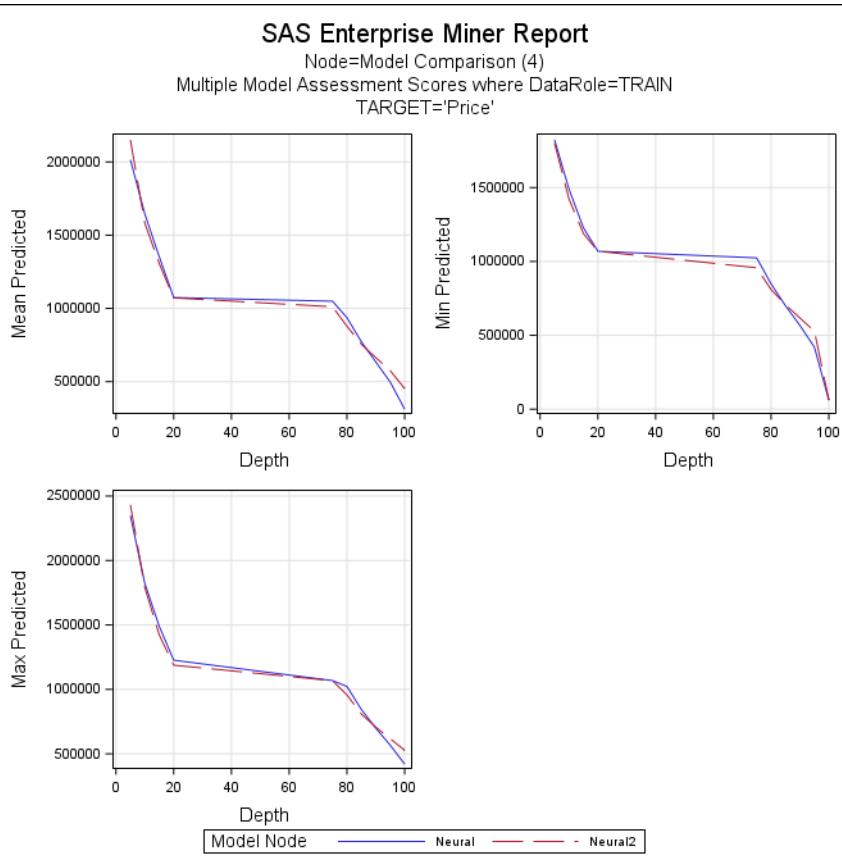
SAS Enterprise Miner Report

Node=Model Comparison (4)
 Multiple Model Assessment Scores where DataRole=TEST
 TARGET='Price'



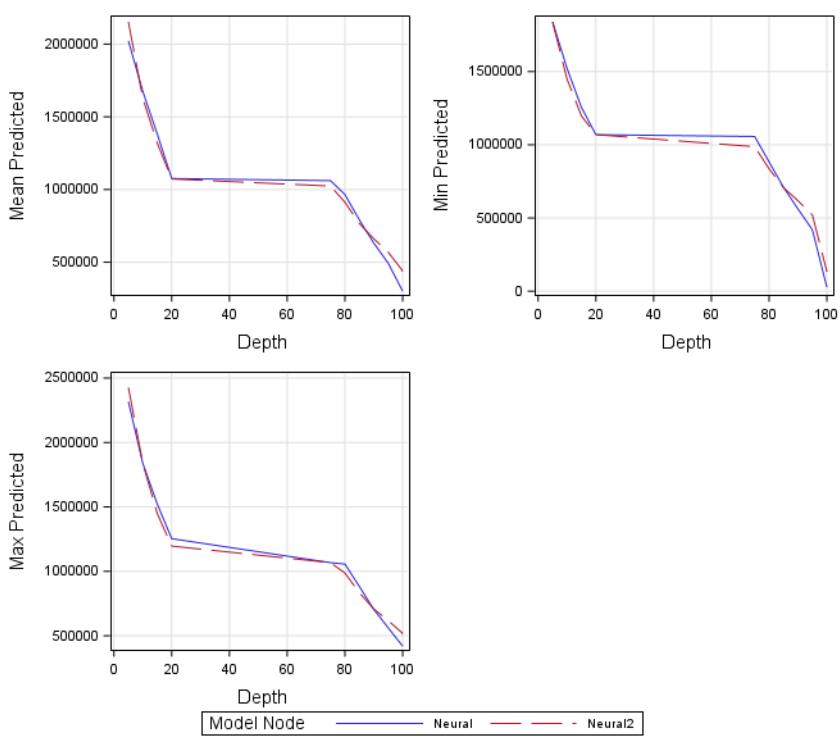
SAS Enterprise Miner Report

Node=Model Comparison (4)
 Multiple Model Assessment Scores where DataRole=TRAIN
 TARGET='Price'



SAS Enterprise Miner Report

Node=Model Comparison (4)

Multiple Model Assessment Scores where DataRole=VALIDATE
TARGET='Price'

SAS Enterprise Miner Report

Node=MLR ModelComparison Summary

Node id = MdlComp2
 Node label = MLR ModelComparison
 Meta path = Ids => Part => Reg3 => MdlComp2
 Notes =

Node=MLR ModelComparison Properties

Property	Value	Default	Property	Value	Default	Property	Value	Default
Component	ModelCompare		NumberOfReportedLevels	1E-6		SelectionData	DEFAULT	
AssessAllTargetLevels	N		NumberofBins	20		SelectionDepth	10	
DecileBin	20		ProfitEpsilon	1E-6		SelectionTable	TRAIN	TABLE
HPCriteria	DEFAULT		RecomputeAssess	N		StatisticUsed	_VASE_	
LiftEpsilon	1E-6		RocChart	Y		TargetLabel		
ModelCriteria	Valid: Average Squared Error		RocEpsilon	0.01		TargetName	Price	
ModelDescription	Backward Regression		RoiEpsilon	1E-6		classViyaCriteria	DEFAULT	
ModelId	Reg3		ScoreDistBin	20		intervalViyaCriteria	DEFAULT	
NormalizeReportingVariables	Y		SelectionCriteria	DEFAULT				

Node=MLR ModelComparison Variable Summary

Role	Level	Frequency Count	Name
TARGET	INTERVAL	1	Price

Node=MLR ModelComparison Fit Statistics Table

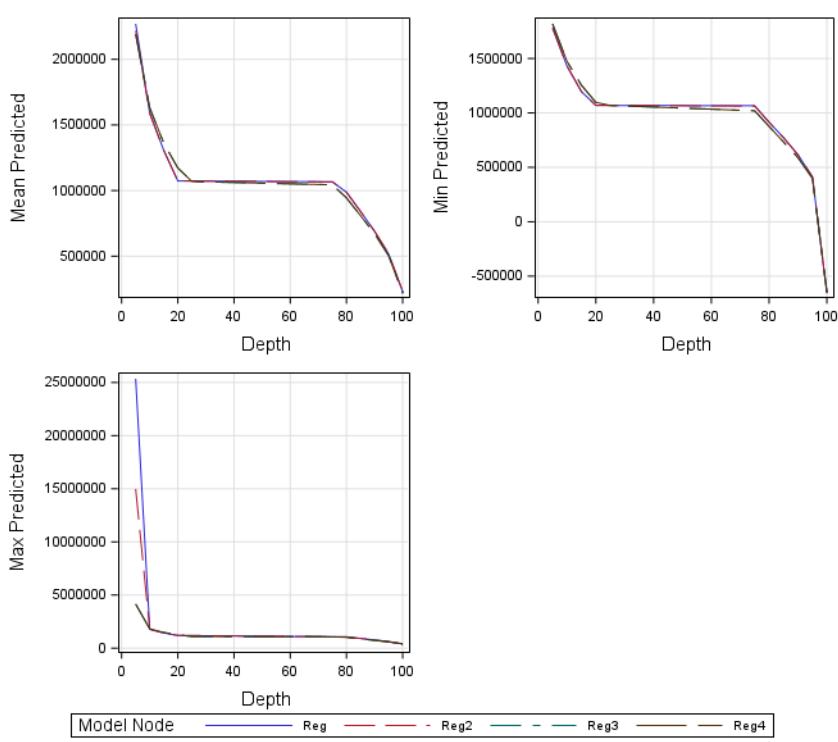
Selected Model	Predecessor Node	Model Node	Model Description	Target Variable	Target Label	Selection Criterion: Valid: Average Squared Error	Train: Average Squared Error
Y	Reg3	Reg3	Backward Regression	Price		274023170619	212527941366
	Reg4	Reg4	Stepwise Regression	Price		274023170619	212527941366
	Reg	Reg	Exhaustive Regression	Price		286424176289	223158227997
	Reg2	Reg2	Forward Regression	Price		286655874926	223183655884

SAS Enterprise Miner Report

Node=MLR ModelComparison

Multiple Model Assessment Scores where DataRole=TEST

TARGET='Price'

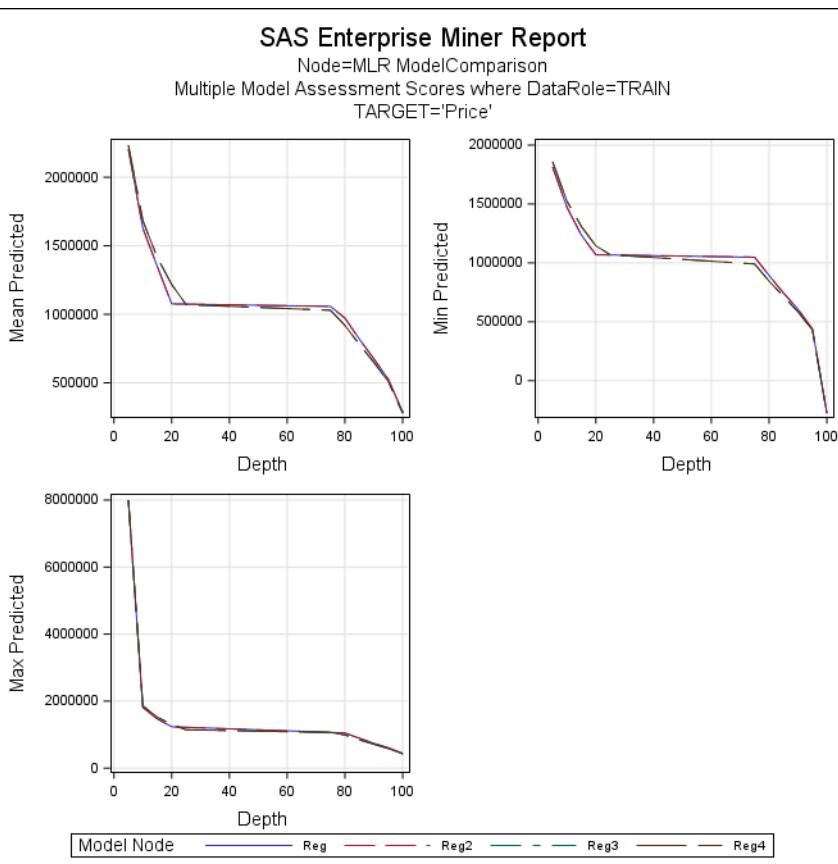


SAS Enterprise Miner Report

Node=MLR ModelComparison

Multiple Model Assessment Scores where DataRole=TRAIN

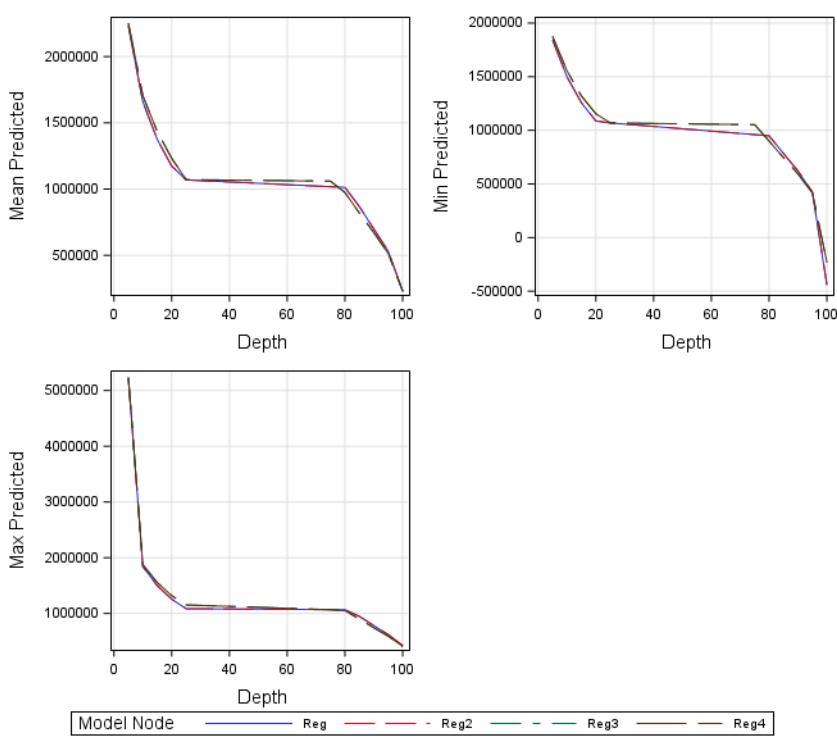
TARGET='Price'



SAS Enterprise Miner Report

Node=MLR ModelComparison

Multiple Model Assessment Scores where DataRole=VALIDATE
TARGET='Price'



SAS Enterprise Miner Report

Node=RegTree ModelComparison Summary

Node id = MdlComp
 Node label = RegTree ModelComparison
 Meta path = Ids => Part => Tree4 => MdlComp
 Notes =

Node=RegTree ModelComparison Properties

Property	Value	Default	Property	Value	Default	Property	Value	Default
Component	ModelCompare		NumberOfReportedLevels	1E-6		SelectionData	DEFAULT	
AssessAllTargetLevels	N		NumberofBins	20		SelectionDepth	10	
DecileBin	20		ProfitEpsilon	1E-6		SelectionTable	TRAIN	TABLE
HPCriteria	DEFAULT		RecomputeAssess	N		StatisticUsed	_VASE_	
LiftEpsilon	1E-6		RocChart	Y		TargetLabel		
ModelCriteria	Valid: Average Squared Error		RocEpsilon	0.01		TargetName	Price	
ModelDescription	RegTree B3D6		RoiEpsilon	1E-6		classViyaCriteria	DEFAULT	
ModelId	Tree4		ScoreDistBin	20		intervalViyaCriteria	DEFAULT	
NormalizeReportingVariables	Y		SelectionCriteria	DEFAULT				

Node=RegTree ModelComparison Variable Summary

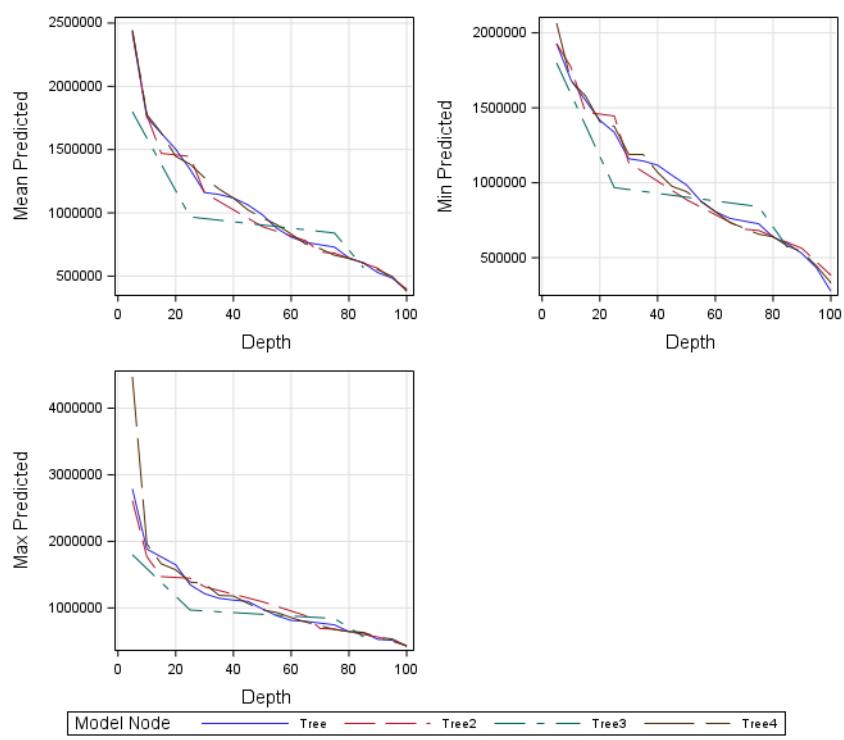
Role	Level	Frequency Count	Name
TARGET	INTERVAL	1	Price

Node=RegTree ModelComparison Fit Statistics Table

Selected Model	Predecessor Node	Model Node	Model Description	Target Variable	Target Label	Selection Criterion: Valid: Average Squared Error	Train: Average Squared Error
Y	Tree4	Tree4	RegTree B3D6	Price		134778377086	89028680774
	Tree	Tree	RegTree B2D6	Price		159003396255	109037878877
	Tree2	Tree2	RegTree B2D4	Price		183807599137	135660810837
	Tree3	Tree3	RegTree B2D2	Price		270068854259	218209069031

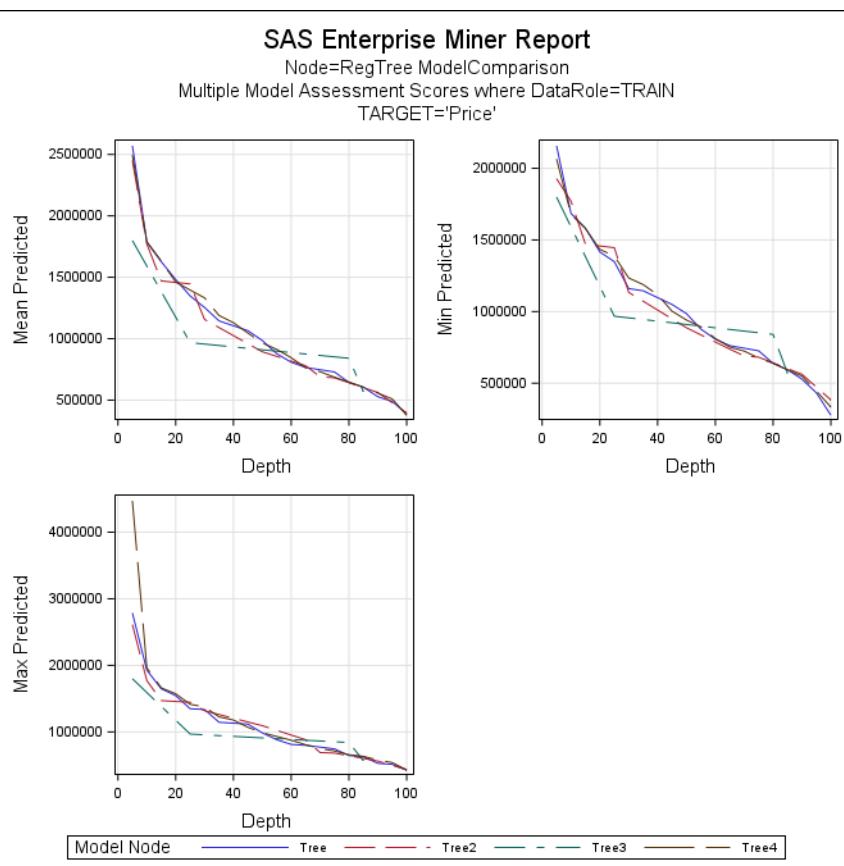
SAS Enterprise Miner Report

Node=RegTree ModelComparison
 Multiple Model Assessment Scores where DataRole=TEST
 TARGET='Price'



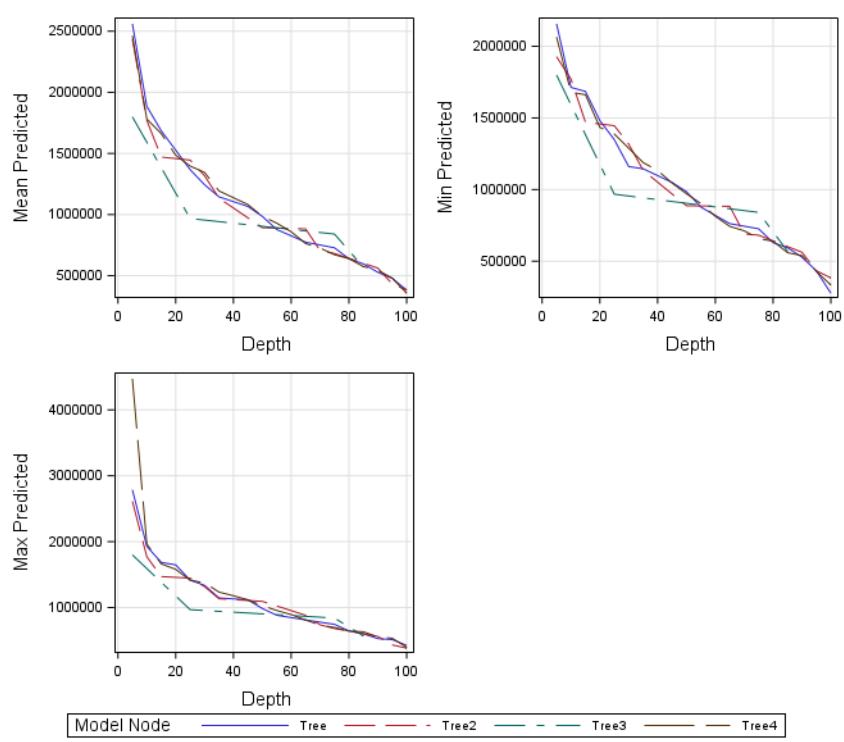
SAS Enterprise Miner Report

Node=RegTree ModelComparison
 Multiple Model Assessment Scores where DataRole=TRAIN
 TARGET='Price'



SAS Enterprise Miner Report

Node=RegTree ModelComparison
Multiple Model Assessment Scores where DataRole=VALIDATE
TARGET='Price'



SAS Enterprise Miner Report

Node=MELBOURNE_TRAIN Summary

Node id = lds2
 Node label = MELBOURNE_TRAIN
 Meta path = lds2
 Notes =

Node=MELBOURNE_TRAIN Properties

Property	Value	Default	Property	Value	Default	Property	Value	Default
Component	DataSource		DsCreatedBy	selan2		NBytes	2753536	.
ApplyIntervalLevelLowerLimit	Y		DsId	melbournetrain		NCols	21	.
ApplyMaxClassLevels	Y		DsModifiedBy	selan2		NObs	13580	.
ApplyMaxPercentMissing	Y		DsModifyDate	2044120794.3		NewTable		
CMeta	WORK.M03AB_PY		DsSampleName			NewVariableRole	REJECT	
ComputeStatistics	N		DsSampleSize			OutputType	VIEW	
DBPassThrough	Y		DsSampleSizeType			Role	RAW	TRAIN
Data	ESDATA.MELBOURNE_TRAIN		DsScope	LOCAL		Sample	D	
DataSelection	DATASOURCE		IdentifyEmptyColumns	Y		SampleSizeObs	10000	
DataSource	melbournetrain		IntervalLowerLimit	20		SampleSizePercent	20	
DataSourceRole	RAW		Library	ESDATA		SampleSizeType	PERCENT	
Description			MaxClassLevels	20		Scope	LOCAL	
DropMapVariables	Y		MaxPercentMissing	50		Segment		
DsCreateDate	2044120794.2		MetaAdvisor	BASIC		Table	MELBOURNE_TRAIN	

Node=MELBOURNE_TRAIN

Data Attributes

Attribute	Value	Attribute	Value	Attribute	Value
Data Name	MELBOURNE_TRAIN	Date Created	09Oct2024:16:30:30	Data Size	2753536
Data Type	DATA	Date Modified	09Oct2024:16:30:30	Role	RAW
Data Label		Number Rows	13580	Segment	
Engine	BASE	Number Columns	21	Data Library	ESDATA

Node=MELBOURNE_TRAIN

Variables List

Name	Label	Role	Level	Type	Length	Format	Creator
Address		REJECTED	NOMINAL	C	20	\$20.	
Bathroom		INPUT	INTERVAL	N	8	BEST12.0	
Bedroom2		INPUT	INTERVAL	N	8	BEST12.0	
BuildingArea		INPUT	INTERVAL	N	8	BEST12.0	
Car		INPUT	INTERVAL	N	8	BEST12.0	
CouncilArea		INPUT	NOMINAL	C	13	\$13.	
Date		TIMEID	INTERVAL	N	8	DDMMYY10.0	
Distance		INPUT	INTERVAL	N	8	BEST12.0	
Landsize		INPUT	INTERVAL	N	8	BEST12.0	
Latitude		REJECTED	INTERVAL	N	8	BEST12.0	
Longitude		REJECTED	INTERVAL	N	8	BEST12.0	

Name	Label	Role	Level	Type	Length	Format	Creator
Method		INPUT	NOMINAL	C	2	\$2.	
Postcode		REJECTED	INTERVAL	N	8	BEST12.0	
Price		TARGET	INTERVAL	N	8	BEST12.0	
Propertycount		INPUT	INTERVAL	N	8	BEST12.0	
Regionname		INPUT	NOMINAL	C	21	\$21.	
Rooms		INPUT	INTERVAL	N	8	BEST12.0	
SellerG		INPUT	NOMINAL	C	13	\$13.	
Suburb		INPUT	NOMINAL	C	16	\$16.	
Type		INPUT	NOMINAL	C	1	\$1.	
YearBuilt		INPUT	INTERVAL	N	8	BEST12.0	

SAS Enterprise Miner Report

Node=Predict Model Comparison Summary

Node id = MdlComp3
 Node label = Predict Model Comparison
 Meta path = Ids => Part => Tree4 => MdlComp => MdlComp3
 Notes =

Node=Predict Model Comparison Properties

Property	Value	Default	Property	Value	Default	Property	Value	Default
Component	ModelCompare		NumberOfReportedLevels	1E-6		SelectionData	DEFAULT	
AssessAllTargetLevels	N		NumberofBins	20		SelectionDepth	10	
DecileBin	20		ProfitEpsilon	1E-6		SelectionTable	TRAIN	TABLE
HPCriteria	DEFAULT		RecomputeAssess	N		StatisticUsed	_VASE_	
LiftEpsilon	1E-6		RocChart	Y		TargetLabel		
ModelCriteria	Valid: Average Squared Error		RocEpsilon	0.01		TargetName	Price	
ModelDescription	RegTree B3D6		RoiEpsilon	1E-6		classViyaCriteria	DEFAULT	
ModelId	Tree4		ScoreDistBin	20		intervalViyaCriteria	DEFAULT	
NormalizeReportingVariables	Y		SelectionCriteria	DEFAULT				

Node=Predict Model Comparison Variable Summary

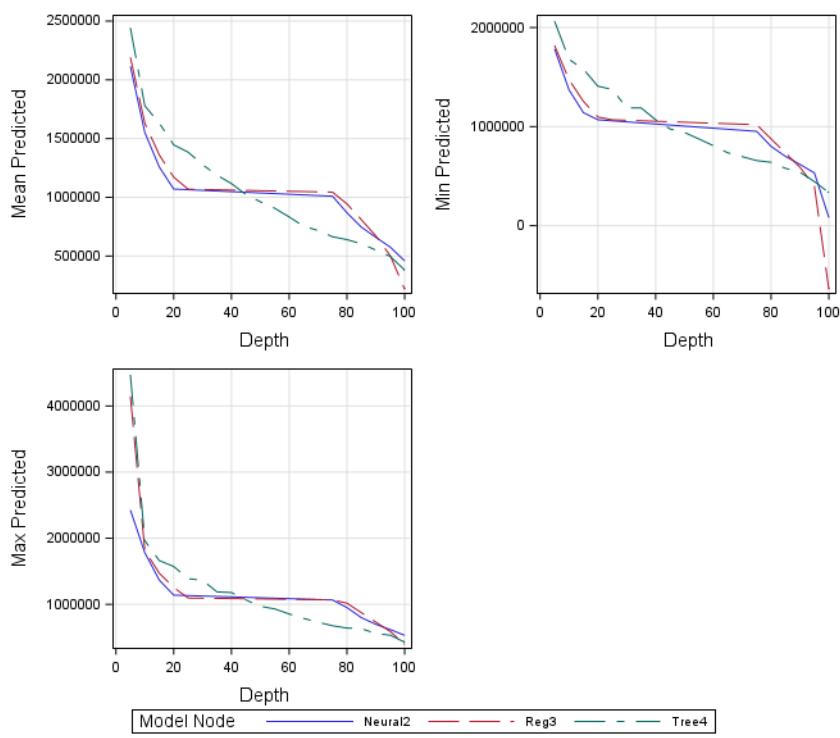
Role	Level	Frequency Count	Name
TARGET	INTERVAL	1	Price

Node=Predict Model Comparison Fit Statistics Table

Selected Model	Predecessor Node	Model Node	Model Description	Target Variable	Target Label	Selection Criterion: Valid: Average Squared Error	Train: Average Squared Error
Y	MdlComp	Tree4	RegTree B3D6	Price		134778377086	89028680774
	MdlComp4	Neural2	5HU Neural Networks	Price		269979029650	225216517214
	MdlComp2	Reg3	Backward Regression	Price		274023170619	212527941366

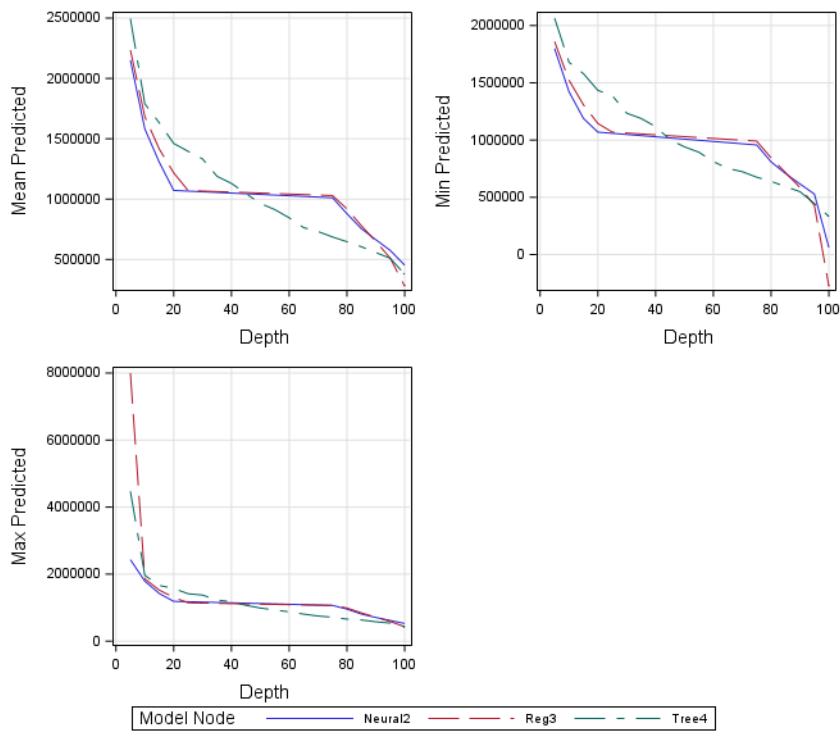
SAS Enterprise Miner Report

Node=Predict Model Comparison
 Multiple Model Assessment Scores where DataRole=TEST
 TARGET='Price'



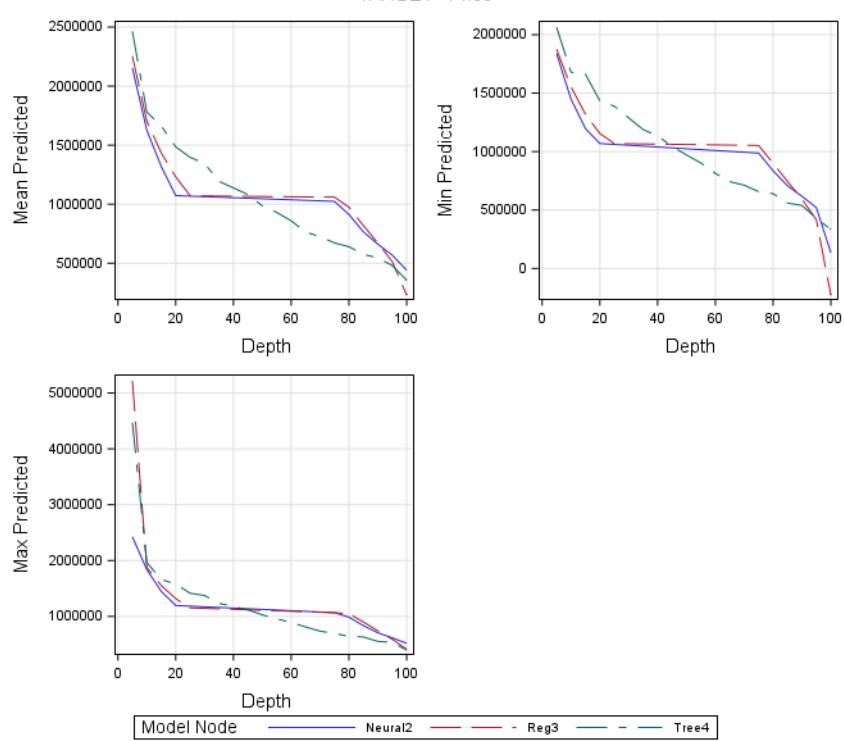
SAS Enterprise Miner Report

Node=Predict Model Comparison
 Multiple Model Assessment Scores where DataRole=TRAIN
 TARGET='Price'



SAS Enterprise Miner Report

Node=Predict Model Comparison
Multiple Model Assessment Scores where DataRole=VALIDATE
TARGET='Price'



SAS Enterprise Miner Report

Node=Score Summary

Node id = Score
 Node label = Score
 Meta path = Ids => Part => Tree4 => MdlComp => MdlComp3 => Score
 Notes =

Node=Score Properties

Property	Value	Default	Property	Value	Default	Property	Value	Default
Component	Score		HideInput	Y		JScore	N	
CScore	N		HideOther	Y		OptimizedCode	Y	
FixedOutputNames	Y		HidePredict	Y		OutputType	VIEW	
GraphReports	Y		HideRejected	Y		PackageName	DEFAULT	
HideAssess	Y		HideResidual	Y		PreferenceName		
HideClassification	Y		HideTarget	Y		ScoreTest	N	
HideFreq	Y		HideVariables	N		ScoreValidate	N	

Node=Score Variable Summary

Role	Level	Frequency Count	Name
TARGET	INTERVAL	1	Price
SEGMENT	NOMINAL	1	_NODE_

Node=Score Output Variables

Variable Name	Creator	Variable Label	Function	Type
EM_PREDICTION	Score	Prediction for Price	PREDICT	N
EM_SEGMENT	Score	Node	TRANSFORM	N
P_Price	Tree4	Predicted: Price	PREDICT	N
V_Price	Tree4	Validated: Price	PREDICT	N
NODE	Tree4	Node	TRANSFORM	N
WARN	Tree4	Warnings	ASSESS	C

SAS Enterprise Miner Report

Node=Score

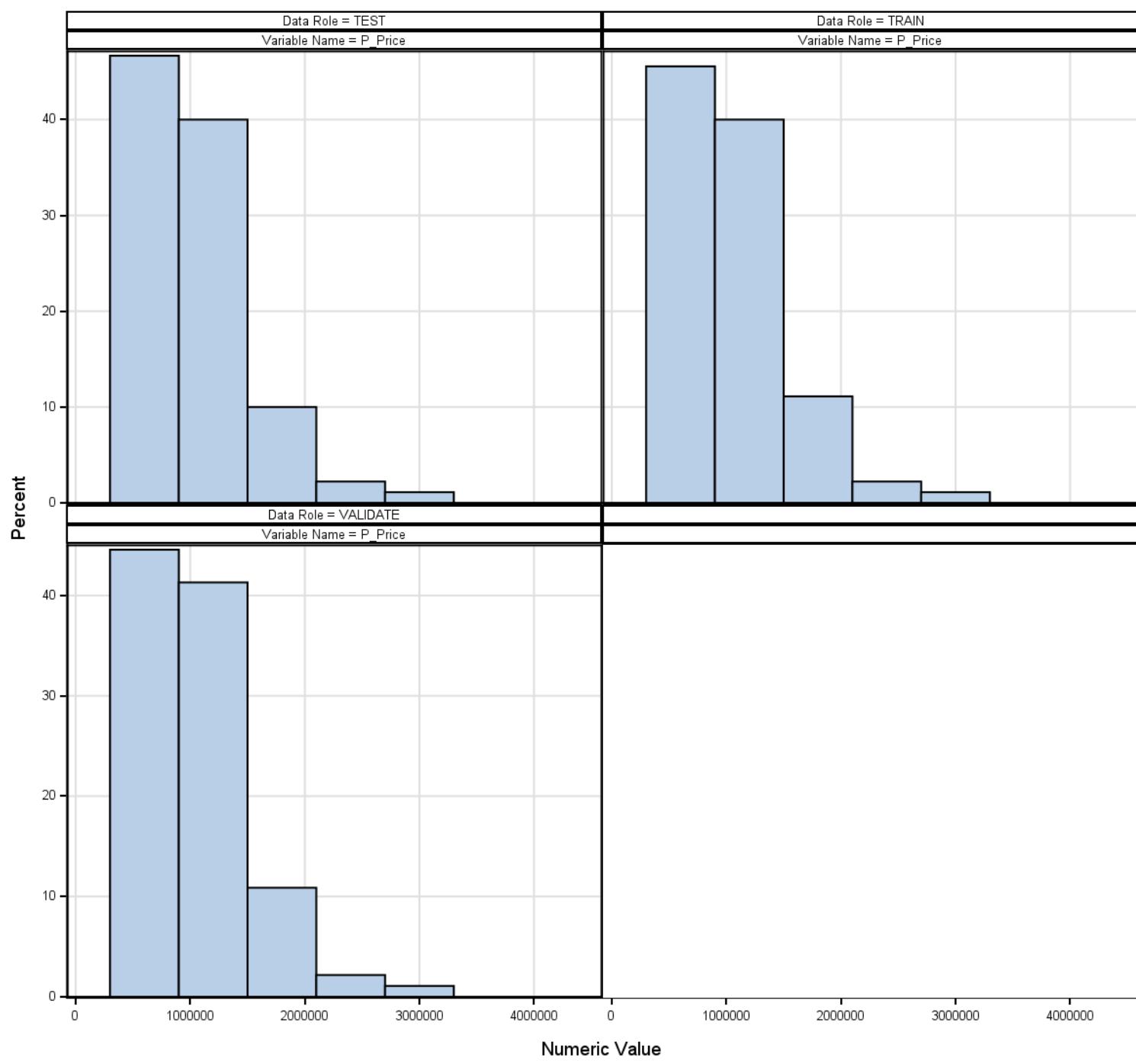
Bar Chart

Output Type = SEGMENT Data Role = TEST	Output Type = SEGMENT Data Role = TRAIN
Output Type = SEGMENT Data Role = VALIDATE	

SAS Enterprise Miner Report

Node=Score

Histogram



SAS Enterprise Miner Report

Node=Save Data Summary

Node id = EMSave
 Node label = Save Data
 Meta path = Ids => Part => Tree4 => MdlComp => MdlComp3 => Score => EMSave
 Notes =

Node=Save Data Properties

Property	Value	Default	Property	Value	Default	Property	Value	Default
Component	EMSave		Name	Priceprojectre.Scored		Train	Y	
AllObs	Y		OutObs	1000		Transaction	Y	
AllRoles	Y		Replace	Y		Type	XLSX	SAS7DBAT
DirectorySelector	\uisnutvdiprof1a\redirected\$\selan2\Documents\ES.SAS EM Assignments		Score	Y		Validate	Y	
Lib			Test	Y				

Node=Save Data Variable Summary

Role	Level	Frequency Count	Name
INPUT	INTERVAL	7	Bathroom BuildingArea Distance Landsize Propertycount Rooms YearBuilt
INPUT	NOMINAL	4	CouncilArea Regionname Suburb Type

Node=Save Data Data

Output Location	Total Observations	Saved Observations	Number of Variables
\uisnutvdiprof1a\redirected\$\selan2\Documents\ES.SAS EM Assignments\Priceprojectre.Scored_TRAIN.xlsx	5432	MAX	23
\uisnutvdiprof1a\redirected\$\selan2\Documents\ES.SAS EM Assignments\Priceprojectre.Scored_VALIDATE.xlsx	4074	MAX	23
\uisnutvdiprof1a\redirected\$\selan2\Documents\ES.SAS EM Assignments\Priceprojectre.Scored_TEST.xlsx	4074	MAX	23

End of Report