

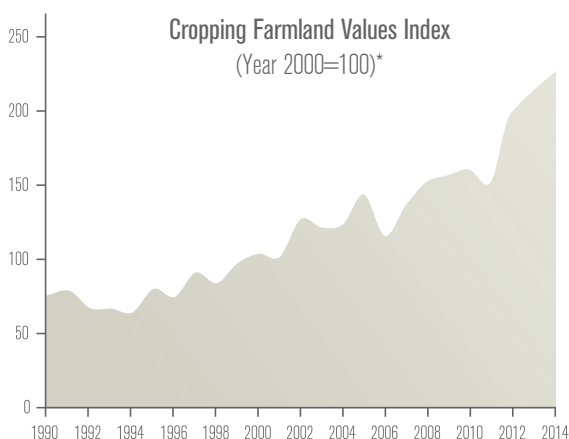
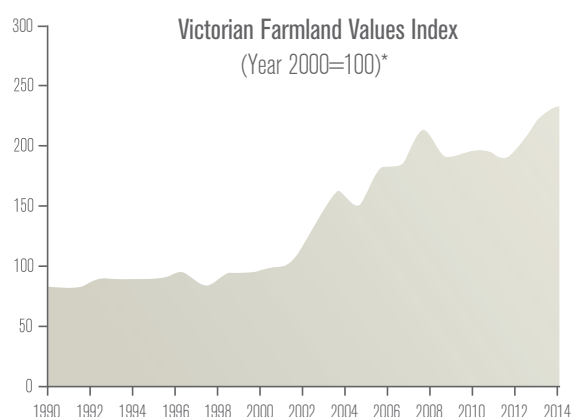
VICTORIAN FARMLAND VALUES INDEX 2014



The value of farmland reflects the strength and confidence of agricultural industries. The Victorian Farmland Values Index provides analysis at state, industry and regional levels, and is based on farmland sales data compiled from the past 24 years. This extract from the Victorian Farmland Values Index 2014 presents some of the report's key points.

The median value of Victorian farmland increased in 2014, up 4.4% compared to 2013. This follows a 12.0% increase in 2013.

Farmland values have grown ahead of inflation. Since 2000, average annual inflation has been 2.7% and average annual growth in Victorian farmland value has been 6.0%.

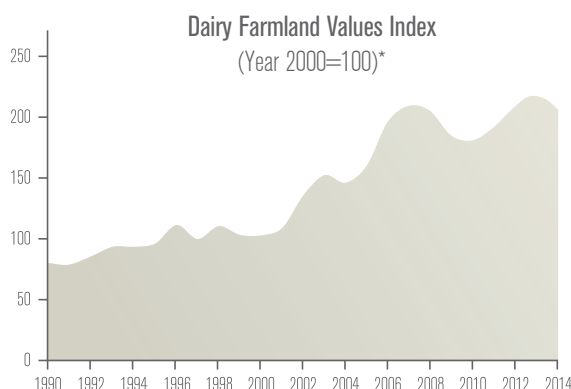


The median value of Victorian cropping land increased by 6.4% in 2014, following growth of 8% in 2013.

Although the Cropping Farmland Values Index appears volatile, the overall trend in cropping land values since 1990 is one of consistent growth.

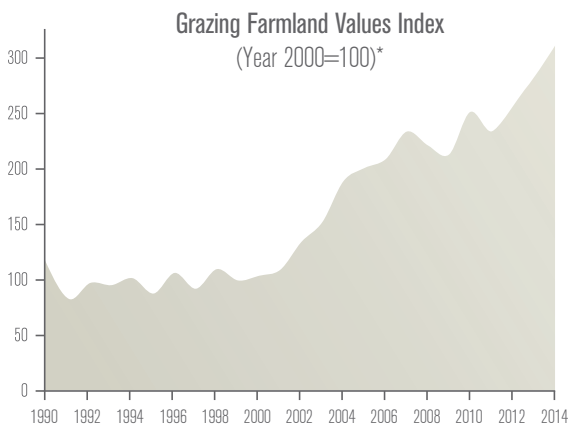
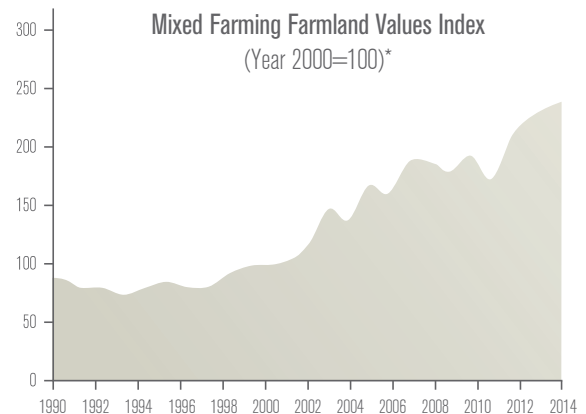
The median value of Victorian dairy farmland decreased by 3.8% in 2014, following a 6.2% increase in 2013.

At a regional level, the results were mixed between the different dairy regions.



Victorian mixed farming median land values increased by 4.6%, following an 8.4% increase in 2013.

A positive trend in the number of sales in mixed farming regions has led the Index higher over the past three years.



The median value of Victorian grazing land increased by 9.7% in 2014, which followed a 12.4% increase in 2013.

The Grazing Farmland Values Index jumped in 2014, largely due to a number of high-value property sales.

* An index is a statistical measure used to track changes in a particular metric over time, allowing the aggregation of multiple data points into one relevant graph. The Farmland Values Index tracks the median farmland value using a base year of 2000, which will always equal 100. All years therefore relate back to 2000 – for example, if 2005 has a value of 132, then land values were 32% higher in 2005 than in 2000.

For a full version of the Victorian Farmland Values Index, please contact the Ag Answers team.

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