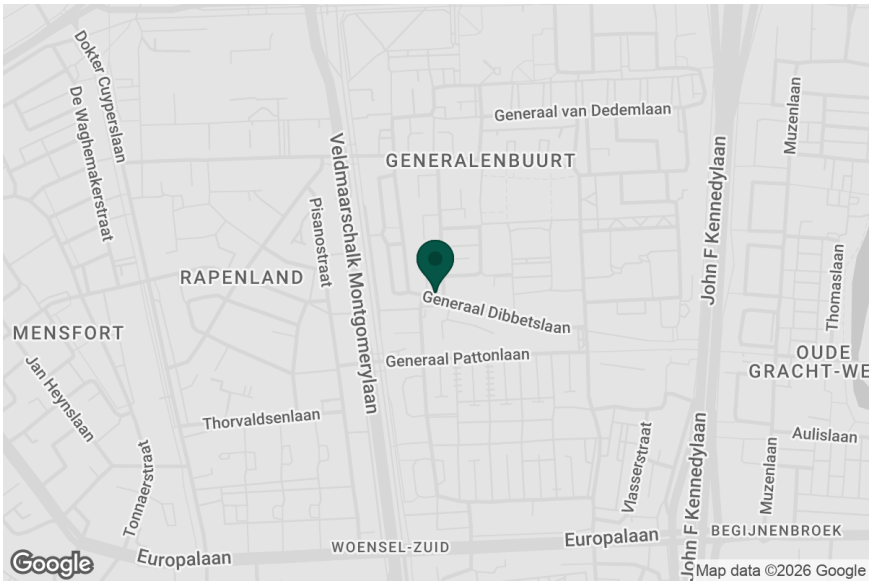
SlimBieden

Property Report



Generaal van Heutszlaan 1 Eindhoven

© All rights reserved

SlimBieden

Welcome to SlimBieden,

Buying a house is probably one of the most important decisions in your life. That's why you want to make this decision as informed as possible, especially given the current uncertainty in the housing market. SlimBieden is the tool that helps you do just that. While completing the questionnaire, we gathered thousands of small pieces of information from various sources about the property in this report. By comparing all this information in a smart way with our dataset and placing it within the current state of the economy, we have been able to make an accurate prediction of the smartest bid for each risk profile. We do this by not only providing you with the expected highest bid, but also the probability of each other highest bid occurring (including confidence intervals). This way, you can precisely determine how much extra you're willing to pay for that added bit of certainty. In this report, we give you an insight into the background of our prediction.

An important aspect of the report is the reference properties. These are examples of comparable homes that the model has included in its prediction. In the appendix, you'll find an overview of all relevant characteristics of these properties, helping you quickly get a sense of what a reasonable price might be for the home you're interested in. Additionally, we show the development of the property value (WOZ) and provide insight into various neighborhood details.

Together with the information available on our website, we hope this report provides sufficient insight into the analysis behind your bid. SlimBieden aims to make solid bidding advice accessible to everyone—and to make the house-hunting experience more enjoyable. Our team works weekly on updating the model and valuation report, continually exploring new ideas for improvement. Do you have any suggestions? Share them with us at feedback@slimbieden.nl. Stay tuned for all developments on social media.

Kind regards,



Ramon de Punder
Head of Model Development

© All rights reserved

SlimBieden

Table of Contents

Property Details 4

The Smartest Bid 6

Reference Houses 8

The Neighborhood 9

Appendix I: Winning Probabilities 11

Appendix II: Reference Objects 12

© All rights reserved

SlimBieden

Property Details

Below, you'll see a summary of the key details for the property you entered. Noticed something that's not correct? Let us know at info@slimbieden.nl.

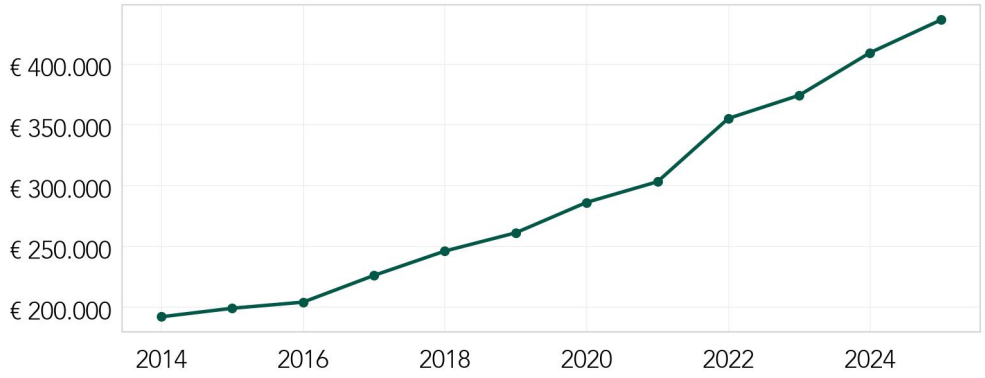
Address details	
Address	Generaal van Heutszlaan 1
Postal code	5623 JE
City	Eindhoven
Value	
Asking price (per m²)	€ 475.000 (€ 5.220)
Listed since	27-09-2026
Last reported WOZ value (reference date)	€ 436.000 (01-01-2025)
More about the house	
Parcel size	273 m²
Living area	91 m²
Buildyear	1977
Number of floors	2
Interior spaces	
Rooms	4
Bedrooms	3
Bathrooms	1
Separate toilet	Yes
Exterior spaces	
Garden area	185 m²
Garden orientation	South-West
Balcony and/or rooftop terrace	N.a.
Garage capacity	1 car
Parking options	Public parking free
Condition of the house	
Condition of the property	Excellent
Condition of the outdoor space	Excellent
Condition of the kitchen(s)	Excellent
Condition of the bathroom(s)	Excellent

© All rights reserved

WOZ Value

The figure below shows how the WOZ value has evolved over the past few years. It provides a first impression of the property's price trend.

Figure 1: WOZ value per year.



Sustainability

Ready for the future? Sustainability features give a clear picture of both your home's energy use and its comfort level. At the same time, a low sustainability score can be an opportunity to renovate with attractive financing options. Want to make this property even greener? Find more information on your options, including an up-to-date overview of available grants, at www.verbeterjehuis.nl.

Sustainability	
Energy label	A
Insulation	Roof insulation, wall insulation, floor insulation
Type of glazing	Double glazing
Heating	Central heating boiler/block heating, (partial) underfloor heating

© All rights reserved

The Smartest Bid

Based on your information combined with neighborhood data and trends in the housing market and economy, our model predicts the following winning bid:

€ 516.677

This is € 5.678 per square meter.



For every possible bid, we have calculated the probability that it will be the winning bid. The bid with a 50% chance of winning can be considered the most sensible bid because it represents the expected winning bid. However, you may prefer a higher chance of winning. In that case, you're likely to pay more than necessary, but you'll win with greater certainty. Below, we present the corresponding winning bids for four different risk profiles.

	Cautious	Wise	Daring	Knock-Out
Bid	€ 499.745	€ 516.677	€ 535.594	€ 560.401
Per m²	€ 5.492	€ 5.678	€ 5.886	€ 6.158

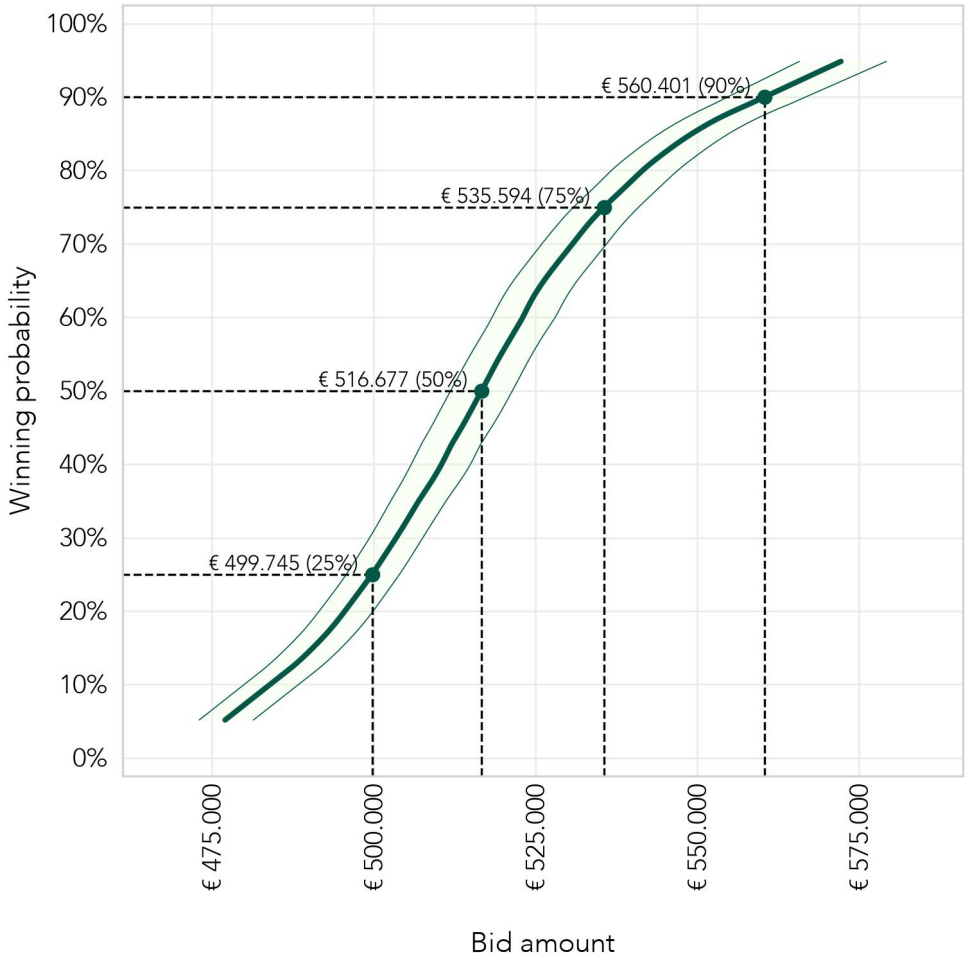
On the next page and in Appendix I you'll find more information about your winning probability per bid.

© All rights reserved

Winning Probability by Bid Amount

Below is a representation of the probability distribution of the winning bid. The graph indicates, for each bid, the probability that it will be the highest bid. In the figure, we have marked the four bidding strategies from the previous page, and you can determine the predicted bid for any other risk profile in the same manner. The shaded area around the graph provides an estimate of the uncertainty of the prediction. Specifically, for each probability of winning, this area represents the interval in which we are 80% certain that the winning bid will fall. The chance that the actual percentile is higher than our prediction has hereby been fixed at approximately 10%.

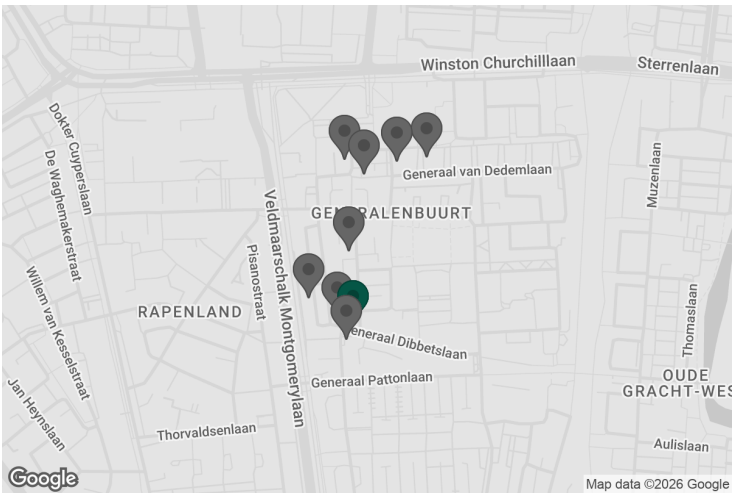
Figure 2: Winning probability per bid amount.



© All rights reserved

Reference Houses

Transaction data from reference properties are essential for accurately valuing the house. Our model analyzes millions of transactions in the Netherlands. Below you see 8 recently sold houses that provide an indication of bidding behavior and sales prices in the area. These properties are not decisive in calculating the suggested bid, but illustrate the local market. The dates shown are the transfer dates as registered by the Kadaster.



In the table, we summarize the key data of the reference properties. In Appendix II of this report, you'll find a detailed table for an even more comprehensive view.

Address	Distance	Living	Asking price	Selling price (per m²)	Overbid	Month
Generaal Dibbetslaan 74	40 m	82 m²	€ 495.000	€ 535.000 (€ 6.524)	+8,08%	05-2026
Generaal van Portlandlaan 29	128 m	144 m²	€ 469.000	€ 457.500 (€ 3.177)	-2,45%	03-2026
Generaal Linckerslaan 6	45 m	107 m²	€ 449.000	€ 465.000 (€ 4.346)	+3,56%	05-2026
Generaal van Heutszlaan 55	180 m	108 m²	€ 489.000	€ 531.000 (€ 4.917)	+8,59%	02-2026
Generaal van Merlenstraat 22	412 m	118 m²	€ 475.000	€ 510.510 (€ 4.326)	+7,48%	03-2026
Generaal Stedmanstraat 20	403 m	115 m²	€ 479.000	€ 505.000 (€ 4.391)	+5,43%	03-2026
Generaal Stedmanstraat 27	367 m	89 m²	€ 475.000	€ 530.027 (€ 5.955)	+11,58%	02-2026
Generaal van Dedemlaan 140	446 m	97 m²	€ 460.000	€ 470.000 (€ 4.845)	+2,17%	02-2026

© All rights reserved

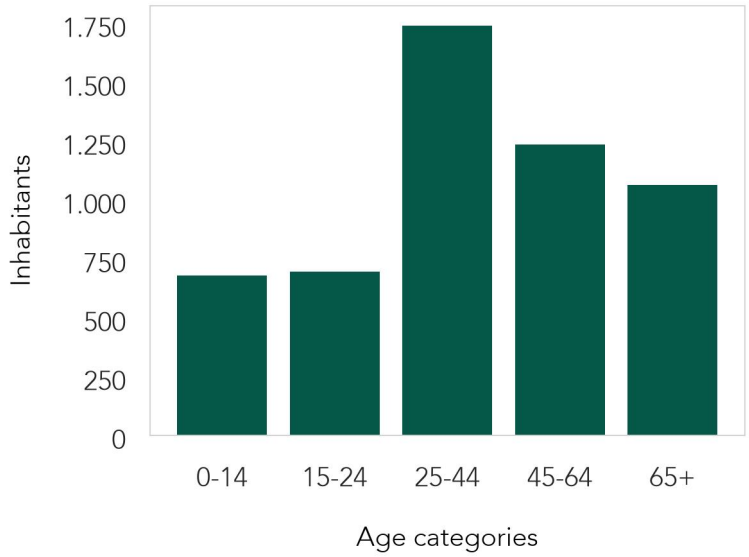
The Neighborhood

The table below provides a numerical overview of the neighborhood. The average sale price and price per square meter provide a good indication for the smartest bid. In addition, the distances to amenities and demographic data of the neighborhood contribute to assessing the popularity of the house.

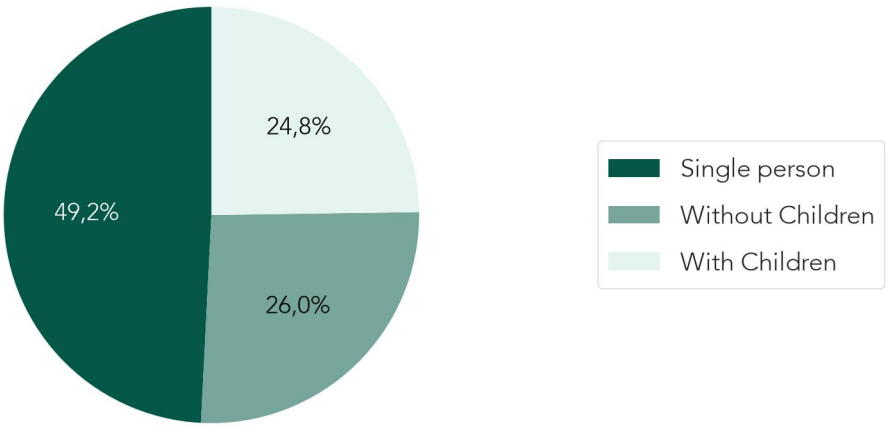
The neighborhood in numbers	
Average transaction price	€ 380.080
Average price per square meter	€ 2.879
Distances	
Train station	2.108 m
School	643 m
Shopping mall	858 m
Highway entrance	3.853 m
Police station	1.076 m
Supermarket	703 m
Bus stop	208 m
Hospital	794 m
Neighborhood demographics	
Inhabitants	5.410
Number of households	2.810
Average household size	1,9
Population density	6.615 per km²

© All rights reserved

The age distribution in the neighborhood offers insight into the character of the district. The histogram below illustrates this clearly.



Household composition in a neighborhood reflects everyday life there. The pie chart below shows how this breaks down for the neighborhood.



© All rights reserved

Appendix I: Winning Probabilities

Below we show several percentiles of the distribution you saw earlier in the report. A percentile indicates the bid amount corresponding to a given winning probability. For each percentile, we also show the 80% confidence interval and the coverage (see explanation below the table).

Prob.	Bid.	Confidence interval	Coverage
10,0%	€ 483.980	€ 479.992 - € 488.387	99,5%
15,0%	€ 490.601	€ 486.589 - € 494.994	99,5%
20,0%	€ 495.544	€ 491.583 - € 499.915	99,2%
25,0%	€ 499.745	€ 495.762 - € 503.984	99,0%
30,0%	€ 503.482	€ 499.383 - € 507.589	98,9%
35,0%	€ 506.960	€ 502.636 - € 511.183	98,8%
40,0%	€ 510.490	€ 505.817 - € 514.949	98,7%
45,0%	€ 513.581	€ 508.838 - € 518.175	99,1%
50,0%	€ 516.677	€ 511.892 - € 521.429	99,6%
55,0%	€ 519.708	€ 515.003 - € 524.479	99,9%
60,0%	€ 523.029	€ 518.298 - € 528.041	99,7%
65,0%	€ 526.315	€ 521.611 - € 531.454	99,6%

Prob.	Bid	Confidence	Coverage
70,0%	€ 530.726	€ 525.985 - € 535.979	99,5%
72,5%	€ 532.981	€ 528.298 - € 538.277	99,4%
75,0%	€ 535.594	€ 530.881 - € 540.943	99,4%
77,5%	€ 538.571	€ 533.861 - € 543.915	99,2%
80,0%	€ 541.548	€ 536.746 - € 546.982	99,5%
82,5%	€ 545.071	€ 540.168 - € 550.646	99,4%
85,0%	€ 549.159	€ 544.102 - € 554.857	99,4%
87,5%	€ 554.215	€ 548.964 - € 560.222	99,3%
90,0%	€ 560.401	€ 554.713 - € 566.759	99,3%
92,5%	€ 566.493	€ 560.422 - € 573.195	99,3%
95,0%	€ 572.586	€ 566.130 - € 579.630	99,4%
97,5%	€ 578.679	€ 571.839 - € 586.066	99,5%

We calculate coverage in three steps: First, we train the model on part of the data. Then, we make predictions for objects that were not included in the training set. Finally, we check how many of the actual outcomes fall below the predicted percentile. If, for example, 49% of the outcomes fall below the predicted 50th percentile, the deviation is 1%, and the coverage is therefore 99%.

© All rights reserved

Appendix II: Reference Objects

	Generaal van Heutszlaan 1	Generaal Dibbetslaan 74	Generaal van Portlandlaan 29
Asking price (per m²)	€ 475.000 (€ 5.220)	€ 495.000 (€ 6.036)	€ 469.000 (€ 3.256)
Sale price (per m²)	N.a.	€ 535.000 (€ 6.524)	€ 457.500 (€ 3.177)
Sale date	N.a.	04-05-2026	17-03-2026
Last WOZ (reference year)	€ 436.000 (2025)	€ 495.000 (2025)	€ 483.000 (2025)
Type of house	Corner house	Corner house	Terraced house
Parcel size	273 m²	291 m²	279 m²
Living area	91 m²	82 m²	144 m²
Balcony and/or rooftop terrace	N.a.	*	*
Buildyear	1977	1964	1979
Floors	2	2	3
Rooms	4	6	7
Bedrooms	3	4	4
Bathrooms	1	1	2
Separate toilet	Yes	Yes	Yes
Garden area	185 m²	0 m²	N.a.
Garden orientation	South-West	South	West
Garage type	Detached private garage	*	*
Garage capacity	1 car	*	*
Parking options	Public parking (free)	Public parking	*
Distance	N.a.	40 m	128 m
Energy label	A	C	C
Heating	Central heating boiler/communal (block) heating, (partial) underfloor heating	Central heating boiler	Central heating boiler
Insulation	Roof insulation, wall insulation, floor insulation	*	*
Type of glazing	Double glazing	*	*

© All rights reserved

	Generaal van Heutszlaan 1	Generaal Linckerslaan 6	Generaal van Heutszlaan 55
Asking price (per m²)	€ 475.000 (€ 5.220)	€ 449.000 (€ 4.196)	€ 489.000 (€ 4.527)
Sale price (per m²)	N.a.	€ 465.000 (€ 4.345)	€ 531.000 (€ 4.916)
Sale date	N.a.	28-05-2026	17-02-2026
Last WOZ (reference year)	€ 436.000 (2025)	€ 440.000 (2025)	€ 430.000 (2025)
Type of house	Corner house	Terraced house	Terraced house
Parcel size	273 m²	165 m²	222 m²
Living area	91 m²	107 m²	108 m²
Balcony and/or rooftop terrace	N.a.	*	*
Buildyear	1977	1977	1976
Floors	2	2	2
Rooms	4	4	5
Bedrooms	3	3	4
Bathrooms	1	1	1
Separate toilet	Yes	Yes	Yes
Garden area	185 m²	78 m²	N.a.
Garden orientation	South-West	East	West
Garage type	Detached private garage	*	*
Garage capacity	1 car	*	*
Parking options	Public parking (free)	Public parking	On own property and public parking
Distance	N.a.	45 m	180 m
Energy label	A	C	C
Heating	Central heating boiler/communal (block) heating, (partial) underfloor heating	Central heating boiler	Central heating boiler
Insulation	Roof insulation, wall insulation, floor insulation	Roof insulation	Roof insulation, wall insulation
Type of glazing	Double glazing	Double glazing	*

© All rights reserved

	Generaal van Heutszlaan 1	Generaal van Merlenstraat 22	Generaal Stedmanstraat 20
Asking price (per m²)	€ 475.000 (€ 5.220)	€ 475.000 (€ 4.025)	€ 479.000 (€ 4.165)
Sale price (per m²)	N.a.	€ 510.510 (€ 4.326)	€ 505.000 (€ 4.391)
Sale date	N.a.	26-03-2026	16-03-2026
Last WOZ (reference year)	€ 436.000 (2025)	€ 433.000 (2025)	€ 441.000 (2025)
Type of house	Corner house	Terraced house	Terraced house
Parcel size	273 m²	176 m²	184 m²
Living area	91 m²	118 m²	115 m²
Balcony and/or rooftop terrace	N.a.	*	*
Buildyear	1977	1994	1983
Floors	2	3	2
Rooms	4	5	6
Bedrooms	3	4	3
Bathrooms	1	1	1
Separate toilet	Yes	Yes	Yes
Garden area	185 m²	90 m²	69 m²
Garden orientation	South-West	East	West
Garage type	Detached private garage	Lock-up garage	Carport
Garage capacity	1 car	1 car	*
Parking options	Public parking (free)	Public parking	Paid parking, gated parking, on own property, public parking and parking permits
Distance	N.a.	412 m	403 m
Energy label	A	A	C
Heating	Central heating boiler/communal (block) heating, (partial) underfloor heating	Central heating boiler	Central heating boiler
Insulation	Roof insulation, wall insulation, floor insulation	*	Roof insulation, wall insulation, floor insulation
Type of glazing	Double glazing	*	*

© All rights reserved

	Generaal van Heutszlaan 1	Generaal Stedmanstraat 27	Generaal van Dedemlaan 140
Asking price (per m²)	€ 475.000 (€ 5.220)	€ 475.000 (€ 5.337)	€ 460.000 (€ 4.742)
Sale price (per m²)	N.a.	€ 530.027 (€ 5.955)	€ 470.000 (€ 4.845)
Sale date	N.a.	09-02-2026	25-02-2026
Last WOZ (reference year)	€ 436.000 (2025)	€ 458.000 (2025)	€ 399.000 (2025)
Type of house	Corner house	Corner house	Terraced house
Parcel size	273 m²	265 m²	144 m²
Living area	91 m²	89 m²	97 m²
Balcony and/or rooftop terrace	N.a.	*	*
Buildyear	1977	1983	1964
Floors	2	3	3
Rooms	4	5	4
Bedrooms	3	4	3
Bathrooms	1	1	1
Separate toilet	Yes	Yes	Yes
Garden area	185 m²	120 m²	46 m²
Garden orientation	South-West	East	East
Garage type	Detached private garage	Parking space	*
Garage capacity	1 car	*	*
Parking options	Public parking (free)	On own property	Public parking
Distance	N.a.	367 m	446 m
Energy label	A	C	D
Heating	Central heating boiler/communal (block) heating, (partial) underfloor heating	Central heating boiler	Central heating boiler
Insulation	Roof insulation, wall insulation, floor insulation	Roof insulation, wall insulation	*
Type of glazing	Double glazing	Double glazing	Double glazing

© All rights reserved